Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 24 Guildhall Shopping Centre, Stafford



LET

Rent: **On application**

Ground Floor Area
1,563 Sq ft / 145 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Savills

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Location:
The unit is situated in the Guildhall Shopping Centre, Stafford, alongside retailers The Works and Yours Clothing. The centre is anchored by key retailers including The Body Shop, The Entertainer, Poundland, O2 and Card Factory.

In the last 18 months, new lettings have been achieved with the likes of Yours Clothing, The Works, Warren James, Shoe Zone, Eurochange and The Entertainer.

The centre also includes a 272 space multi storey car park, i-Motion Gym, the town centre market and there are plans to create a new Food Court to the rear of the scheme.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	1563	145.21

Rent:
Upon application.

Tenure:
The premises are available on a new lease on terms to be agreed.

Business Rates:
The premises currently has a rateable value of £20,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2020 stands at approximately £14,347.

EPC:
Energy Performance Asset Rating - C

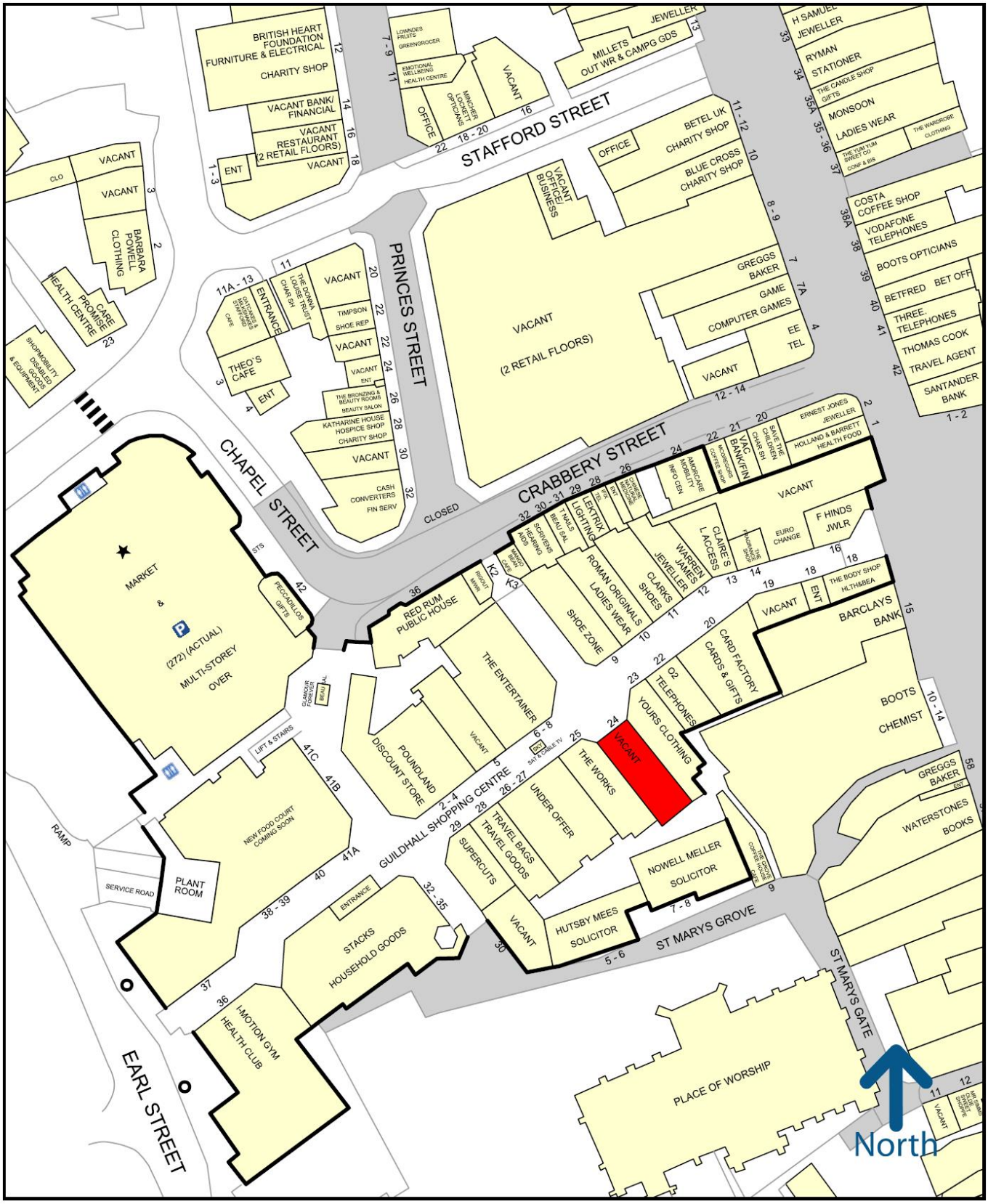
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
July 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020


STAFFORD STREET
PRINCES STREET
CHAPEL STREET
CRABBERY STREET
GUILDHALL SHOPPING CENTRE
ST MARYS GROVE
ST MARYS GATE
EARL STREET
BRITISH HEART FOUNDATION FURNITURE & ELECTRICAL CHARITY SHOP
VACANT BANK/ FINANCIAL
VACANT RESTAURANT (2 RETAIL FLOORS)
VACANT
MILLETS OUT WR & CAMPG GDS
JEWELLER
H SAMUEL JEWELLER
RYMAN STATIONER
THE CANDLE SHOP GIFTS
MONSOON LADIES WEAR
THE WARDROBE CLOTHING
COSTA COFFEE SHOP
VODAFONE TELEPHONES
BOOTS OPTICIANS
BETFRED BET OFF
THREE. TELEPHONES
THOMAS COOK TRAVEL AGENT
SANTANDER BANK
BETEL UK CHARITY SHOP
BLUE CROSS CHARITY SHOP
VACANT OFFICIAL BUSINESS
VACANT (2 RETAIL FLOORS)
GREGGS BAKER
GAME COMPUTER GAMES
EE TEL
ERNEST JONES JEWELLER
HOLLAND & BARRETT HEALTH FOOD
F HINDS JWLR
BARCLAYS BANK
BOOTS CHEMIST
GREGGS BAKER
WATERSTONES BOOKS
CARD FACTORY CARDS & GIFTS
O2 TELEPHONES
YOURS CLOTHING
THE WORKS
UNDER OFFER
TRAVEL BAGS TRAVEL GOODS
SUPERCUTS
NOWELL MELLER SOLICITOR
HUTSBY MEES SOLICITOR
STACKS HOUSEHOLD GOODS
I-MOTION GYM HEALTH CLUB
POUNDLAND DISCOUNT STORE
THE ENTERTAINER
RED RUM PUBLIC HOUSE
SHOE ZONE
ROMAN ORIGINALS LADIES WEAR
CLARKS SHOES
WARREN JAMES JEWELLER
CLAIRE'S L'ACCESS
EURO CHANGE
THE BODY SHOP
LEKTRIX LIGHTING
T.MILLS BEAU SAL
SCRIVENERS HEARING AIDS
KATHARINE HOUSE HOSPICE SHOP
CHARITY SHOP
CASH CONVERTERS FIN SERV
THE BRONZING & BEAUTY ROOMS
TIMPSON SHOE REP
THEO'S CAFE
CARE PROMISE HEALTH CENTRE
BARBARA POWELL CLOTHING
SHOPMOBILITY DISABLED GOODS & EQUIPMENT
MARKET & (272) (ACTUAL) MULTI-STOREY OVER
NEW FOOD COURT COMING SOON
PLANT ROOM
SERVICE ROAD
RAMP
PLACE OF WORSHIP
CLOSED
North