Barker Proudlove

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

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 31-35 Guildhall Shopping Centre, Stafford



WITHDRAWN

Rent: **On application**

Ground Floor Area
4,528 Sq ft / 421 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 Entertainer and Poundland. 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	4528	420.66

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 £53,500.

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 £45,358.74.

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

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