

Lot 41, Former Wilko, Chell Road and Broad Street, Stafford, Staffordshire ST16 2DB

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Substantial Town Centre Retail Warehouse

- Substantial Retail Warehouse and 200 Space Care Park
- Approximately 2,657.90 sq m (28,610 sq ft) with a Site Coverage of 25%
- Active Management Opportunity
- Central Location 100m from Guildhall Shopping Centre
- Nearby Occupiers include Sainsbury's, Home Bargains, ALDI, Boots, Greggs, Starbucks and an Eclectic Mix of Local Retailers

Lot

41

Auction

25th September 2024

Rent

£204,984 per Annum Exclusive
(2)

Sector

Retail

Status

Available

On Behalf of a REIT.

Auction Venue

Live Streamed Auction

Location

Miles

22 miles north of Birmingham, 13 miles south of Stoke-on-Trent

Roads

M6, A518, A34

Rail

Stafford Railway Station

Air

Birmingham International Airport

Situation

Stafford is a popular county town and the administrative centre of Staffordshire. The property is situated between the south side of Chell Street (the town's principle thoroughfare) and Market Square. Guildhall Shopping Centre is 100m away with other nearby occupiers including Sainsbury's, Home Bargains, ALDI, Boots, Greggs, Starbucks and an eclectic mix of local retailers.

Tenure

Long Leasehold. Held from The Council of The Borough of Stratford for a term of 99 years from 29/08/1978 until 2077 at a fixed peppercorn rent.

EPC

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Description

The property comprises a Retail Warehouse with retail accommodation on the ground floor and ancillary accommodation on the first floor and benefits from a site area of approximately 0.60 hectares (1.47 Acres) with a site coverage of 25% and a car park with approximately 200 car parking spaces.

The Retail Warehouse building may be suitable for other uses including Storage, subject to obtaining consents.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground and First	Retail	2,657.90	(28,610)	WILKO RETAIL LIMITED (CRN: 11121294) in administration (2)	10 years from 19/06/2017	£204,984	18/06/2027
Ground	Car Park	200 Car Spaces	-	THE COUNCIL OF THE BOROUGH OF STAFFORD	98 years from 02/06/1979	Peppercorn	01/06/2078
Total Approximate Floor Area		2,657.90	(28,610)			£204,984	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/313417000>)

(2) Wilko Retail Limited are in Administration and the Administrators have not been paying the rent.

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2024