

STAFFORD - Unit K & L

Gaolgate Shopping Centre

Location

Gaolgate Shopping Centre fronts onto Gaolgate Street and Princess Street with retailers in the immediate vicinity including Marks & Spencer, Next, Woolworths, Dorothy Perkins, Burton, Mk One and New Look.

Accommodation

The units are arranged over ground and first floors providing the following approximate net internal areas:

Unit K

Ground Floor Sales	869 sq ft	80.77 sq m
First Floor Sales	9,339 sq ft	867.61 sq m

Unit L

Ground Floor Sales	159 sq ft	14.81 sq m
First Floor Sales	3,135 sq ft	291 sq m

The units have new shop fronts installed and are available as above or alternatively combined. Further details upon request.

Lease

The premises are available by way of a new effectively full repairing and insuring lease, subject to 5 yearly upwards only rent reviews.

Rent

Unit K	£89,000 per annum exclusive
Unit L	£29,000 per annum exclusive

On behalf of



Picture: Gaolgate Centre from Gaolgate Street

Service Charge

Details upon request.

Business Rates

The premises have not been assessed for rating purposes yet. For further information please contact Stafford Borough Council (Tel: 01785 619000).

Legal Costs

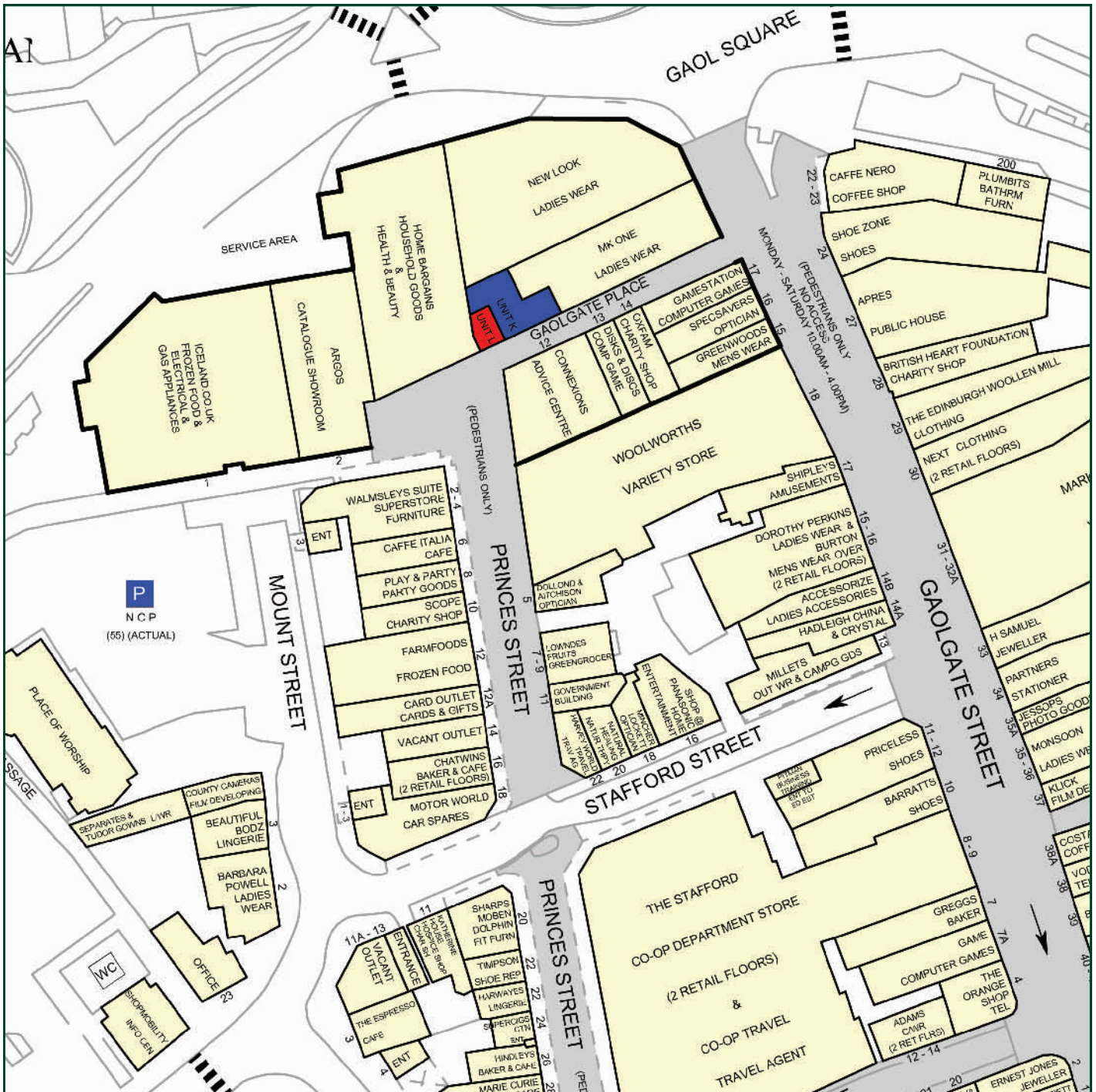
Each party to bear their own legal costs incurred in connection with this transaction.

Viewing

Strictly by prior appointment via sole letting agents Knight Frank LLP contact:

Ben Tyack
020 7861 1569
ben.tyack@knightfrank.com

STAFFORD - Unit K & L Gaolgate Shopping Centre



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

May 2007

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 20 Hanover Square, London W1S 1HZ, where you may look at a list of members' names.