



Guide price: £395,000+

Substantial Town Centre Retail Unit

Former M&S Store
31-32 Gaolgate Street
Stafford
ST16 2NT

OVERVIEW

For sale by online auction, the former M&S store has recently become available to purchase.

The building is predominantly of brick construction with a flat roof and mostly two storey. A newer single storey section fronts Salter Street.

The main pedestrian entrance to the property is from Gaolgate Street.

There is a goods entrance via a roller shutter loading door at the northern end of Salter Street, at the junction with North Walls. Staff parking is on the rear boundary of the site, accessed from North Walls.

Trespass clothing store occupies the unit to the left hand side and to the right hand side the unit is currently vacant and available to rent. Nearby retailers include, Go Outdoors, Ryman Stationers and Kutchen Haus.

The site offers good re-development opportunities. Consent was previously granted for a mixed use retail and residential under ref 21/35175/OUT.

Lot No. 3

Auction date: 9 & 10 April 2025

Floor Area

Total approx. area: 3,123.7 m² / 33,624 ft²
(taken from Valuation Office Agency)

Site Area

0.64 acres / 0.26 hectares
(taken from Edozo Maps)

Business Rates

The property has a rateable value of £156,000 with effect from 1 April 2023.

EPC

The energy rating assessment falls within band C.

Tenure

Freehold.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Guide Price

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Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

External viewings only.

FEATURES

- Online auction date 9 & 10 April
- Freehold
- Sold with vacant possession
- Suitable for re-development
- Total site area of approx. 0.64 acres
- Guide Price £395,000+
- Previous planning for a mixed use scheme
- Poor condition throughout
- Rear vehicular access from North Walls
- EPC rating of C.

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