

# Lot 3

132/134 West Way & Garage No. 48,  
Highfields, Stafford, Staffordshire ST17 9YF

**\*Guide: £100,000**

Gross Yield 10%  
6 week completion



## SITUATION

Located within this fully occupied neighbourhood shopping parade which includes a **Spar** and several independent traders, all serving the surrounding residential area.

Stafford lies approx. 30 miles north of Birmingham city centre, 16 miles south of Stoke-on-Trent and 4 miles from the M6 (Junction 13).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

In addition, the property includes a **Garage** and benefits from use of a rear service road.

**The shop interconnects with the adjoining unit (No. 136) which is not included with the Leasehold being offered.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 17'7"  
Internal Width 16'0"  
Shop Depth 31'8"  
Built Depth 37'11"  
WC

### First & Second Floor Flat

Believed to be 3 Rooms, Kitchen, Bathroom/WC<sup>1</sup>

### Plus Garage

<sup>1</sup>Not inspected by Barnett Ross

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 2000 years from 24th June 1989 at a peppercorn ground rent.**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Alliance Property Holdings Limited t/a a Morrisons Daily** (see [Tenant Profile](#)) for a term of 10 years from 30th January 2018 at a current rent of **£10,000 per annum** exclusive.

**Rent Review January 2023 (Outstanding)**

## TENANT PROFILE

In May 2022, Morrisons took over McColl's Retail Group when the business and assets were sold to Alliance Property Holdings Limited who are a part of Morrisons Group and McColl's largest supplier. The sale included 1,100 convenience stores across the UK.

**£10,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Amphlett Lissimore

Tel: 020 8771 5254 Ref: Shannon Hartland

Email: [s.hartland@allaw.co.uk](mailto:s.hartland@allaw.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

