

LOT  
**68**

ON BEHALF OF JOINT ADMINISTRATORS

69–71 Stafford Street, Stoke-on-Trent ST1 1LW

GUIDE PRICE **£225,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment currently producing £82,000 per annum and suitable for a variety of alternative uses subject to the necessary planning consents. The property is occupied by NHS Health and Wellbeing centre however they have exercised a break in their lease on 31st July 2022. Arranged over 4 floors the ground and first floors comprise offices with ancillary accommodation to the basement and second floor. The property does require upgrading.

### Situated

Within a busy commercial and retail centre fronting Stafford Street, close to many local and national traders.

### Basement

275sqm

### Ground Floor

427sqm

### First Floor

430sqm

### Second Floor

268sqm

### Tenancies

The property is let to NHS Property Services from 17th June 2020 for a term of 10 years at a rent of £82,000 per annum. The tenant has exercised the break clause in their lease on 31st July 2022.

### EPC Rating

E

