

VIOLET HOUSE

4-7 Gaolgate Street, Stafford, Staffordshire ST16 2BG

FOR SALE ON BEHALF OF LPA RECEIVERS



£1,300,000

GUIDE PRICE

£107,640 pa

PASSING RENT

12x Flats

4 STUDIOS | 8 ONE-BEDS

£108,333

PER FLAT | £210.46 PSF

INVESTMENT SUMMARY

- Freehold residential investment in the centre of Stafford, in a prime position by Market Square.
- 12 self-contained flats (4 studios and 8 one-bedroom) arranged across the first and second floors above ground floor commercial units, with a communal roof terrace.
- Passing rent of £107,640 per annum (£8,970 pcm).
- Early 1900s building combining period character with a modern residential specification, comprehensively refurbished in early 2025.
- 6,177 sq ft of lettable flat area (6,932 sq ft residential GIA) - an average of just under £750 pcm per flat.
- Close to Stafford station (direct services to London Euston, Birmingham New Street and Liverpool Lime Street), with the M6 and A34 close by.
- Held freehold under title number SF284826. The ground floor has been sold off on long leasehold.
- Offered on behalf of LPA Receivers by private treaty on an unconditional basis.

SITUATION & LOCATION

Violet House occupies a prime position by Stafford's Market Square, in the heart of the town centre (ST16). The area has benefited from significant regeneration in recent years, creating a dynamic neighbourhood with a strong mix of national and independent retailers, cafes, restaurants and shops. Victoria Park and other public spaces are also close by.

Rail - Stafford Railway Station is close by, with direct services to London Euston, Birmingham New Street and Liverpool Lime Street.

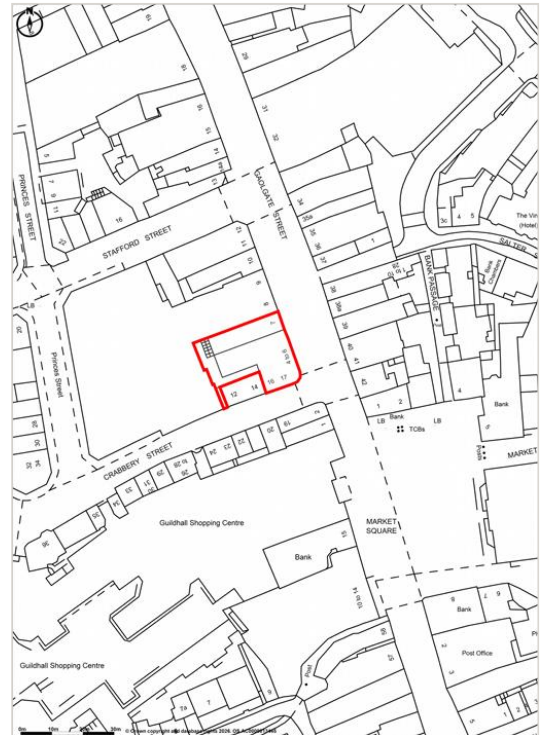
Road - The M6 and A34 give convenient road access to Birmingham, Walsall, Wolverhampton and the wider West Midlands.

DESCRIPTION

The property is a prominent, three-storey corner building above a set of three ground floor commercial units. The first and second floors provide twelve self-contained apartments: four studios (one on the first floor and three on the second) and eight one-bedroom flats (six on the first floor and two on the second).

Originally constructed in the early 1900s, the building was comprehensively refurbished to a high standard in early 2025, with flats finished to a modern specification including fitted kitchens with appliances and shower rooms. A communal roof terrace sits at the top of the building.

Planning - The lawful use is assumed to fall within Use Class C3 (Residential), reflecting its use as a purpose-built flat block. Interested parties should enquire with the local authority regarding alternative uses.



Site plan outlined in red - for identification purposes only.

RESIDENTIAL TENANCY SCHEDULE

Flat	Floor	Type	Area (sq ft)	Commenced	£ pcm	£ pa
1	First	Studio	409	08/08/2025	£730	£8,760
2	First	1 Bed	581	15/08/2026	£750	£9,000
3	First	1 Bed	592	01/07/2025	£750	£9,000
4	First	1 Bed	592	02/07/2025	£785	£9,420
5	First	1 Bed	538	21/11/2025	£750	£9,000
6	First	1 Bed	570	25/04/2025	£750	£9,000
7	First	1 Bed	581	07/04/2025	£695	£8,340
8	Second	Studio	409	08/08/2026	£725	£8,700
9	Second	Studio	409	16/07/2025	£750	£9,000
10	Second	1 Bed	538	19/05/2026	£730	£8,760
11	Second	Studio	409	28/07/2025	£730	£8,760
12	Second	1 Bed	549	21/07/2025	£825	£9,900
Total			6,177		£8,970	£107,640

All tenancies are rolling on two months' notice, with three notices served. Information provided by the vendor. Purchasers should verify tenancy details, areas and all other matters through their own enquiries. Areas shown are lettable flat areas; residential GIA is 6,932 sq ft and total GIA including the entrance lobby and communal areas is 7,016 sq ft.

GALLERY



Front elevation



Communal roof terrace



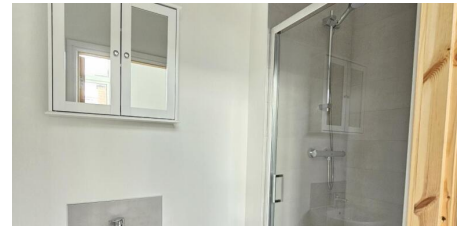
Communal stairwell



Example flat - kitchen

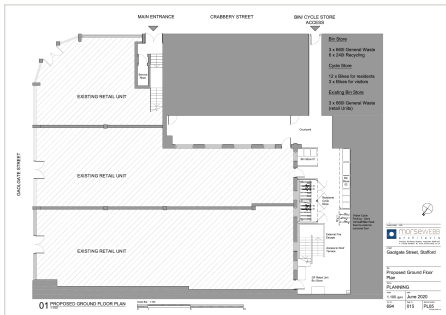


Example flat - living area



Example flat - shower room

FLOOR PLANS

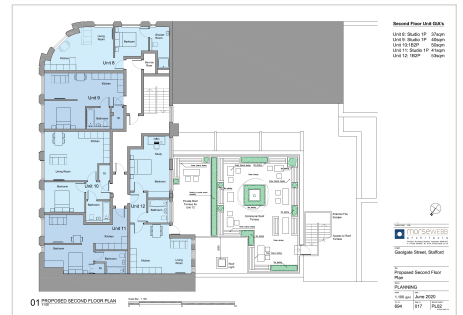


Ground floor

Indicative only - based on June 2020 planning drawings.



First floor



Second floor

FURTHER INFORMATION

TENURE

Freehold, held under title number SF284826. The ground floor has been sold off on long leasehold.

VAT

The property is elected for VAT and VAT will therefore be payable on the purchase price. It is anticipated that the sale will be structured as a TOGC.

EPC

All EPCs are available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

LEGAL COSTS

Each party will bear their own legal costs.

DATA FILE

Access to the data file and further information is available to interested parties upon request.

PROPOSAL

We are inviting offers by way of private treaty for the benefit of the freehold interest, on an unconditional basis, at a guide price of **£1,300,000** (One Million Three Hundred Thousand Pounds), subject to contract and exclusive of VAT. This reflects a capital value of **£210.46 psf**.

VIEWINGS & FURTHER INFORMATION



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