



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prominently Situated Freehold Office Investment For Sale in Stafford



- **St John's House, Weston Road, Littleworth, Stafford, Staffordshire, ST16 3RZ**
- 6,605 sq.ft. (613.62 sq.m.)
- Four suites from 825 to 2,420 sq.ft. with one suite currently vacant
- 87.50% occupied and producing £46,750 per annum exclusive rising to £55,350 per annum when fully let
- Tenants include Mid-Staffordshire NHS Foundation Trust
- Parking for 22 vehicles

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com

www.millarsandy.com

LOCATION

The property is prominently situated at Littleworth on the north side of the A51 Weston Road, close to its junction with Westhead Avenue and about two thirds of a mile east from Stafford Town Centre. Junctions 13 and 14 of the M6 Motorway are approximately three and two miles distant respectively and provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises a two-storey building constructed in brick and tile in 1993 to provide four independent centrally heated office suites with the upper and lower levels linked by way of a passenger lift through a central entrance lobby. The external areas are landscaped and laid out to accommodate surfaced car parking providing twenty-two spaces in total.

Three of the suites are currently subject to leases to produce an income of £46,750 per annum with a total potential rent roll of £55,350 a year on the letting of the vacant part.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance lobby leading to lift and shared male and female WC facilities.	-	-
	Suite No. 1	2,420	224.82
	Suite No. 2	940	87.33
FIRST	Suite No. 3	2,420	224.82
	Suite No. 4	825	76.65
	Shared male and female WC facilities	-	-
TOTAL NET FLOOR AREA		6,605	613.62

EXTERNAL car park surfaced in tarmacadam providing twenty-two marked spaces with vehicular access from Bedford Avenue. Landscape features. Pedestrian access from St John's Walk.

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by separate gas-fired boilers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. Details of the individual assessments will be provided on request.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 76 within Band D. A full certificate with recommendations will be provided on request.

THE TENANCIES

SUITE NO.	TENANT	LEASE TERMS	ANNUAL RENTAL
1	Bayliss & Cooke Limited	Five years from the 15 th January 2015 without rent review.	£17,300*
2	The Richmond Fellowship	Three years from the 10 th July 2011 without rent review. **	£9,950
3	Mid-Staffordshire NHS Foundation Trust	Three years from the 18 th November 2013 without rent review but subject to a tenant break clause exercisable on the 18 th November 2015.	£19,500
4	Vacant	Currently being marketed at a rental of £8,600 per annum.	-

* average rental over five years ** currently subject to renewal discussions based on the passing letting terms

The leases are held on full repairing terms limited to the demised areas. The landlord insures the property and then recharges the tenants the apportioned cost thereof. A service charge is levied to cover the cost of the cleaning, lighting, heating and maintenance of the common internal and external areas. Copies of the relevant leases will be provided on request.

PRICE

£595,000 for the benefit of the freehold interest. VAT is not applicable in this instance.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is understood to be freehold and is offered subject to contract, to the existing tenancies and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3194

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