

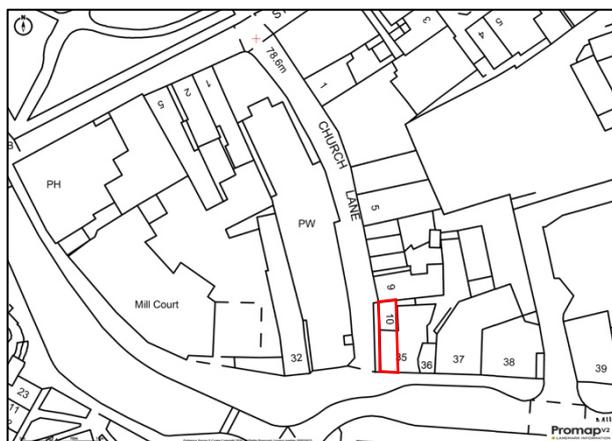


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Ground and First Floor
Retail/Office premises
For Sale
in
Stafford**



- **No. 10 Church Lane, Stafford, Staffordshire, ST16 2AW**
- **620 sq.ft. (57.59 sq.m.)**
- **Suitable for a variety of retail and office purposes**
- **Grade II listed building with attractive half-timbered features**
- **Immediate availability**
- **Suit professional or medical types of use**
- **Rare opportunity to acquire part of the town's most attractive street scene**
- **Rates free subject to occupier qualification**
- **May also be available to let**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is situated in Stafford Town Centre on the east side of Church Lane at its junction with Mill Street. Church Lane is an attractive pedestrian thoroughfare linking Mill Street to St Mary's Place, is close to the town's Court complex and is characterised by the presence of a variety of retailers and professional users including a dental practice, chiroprapist, hairdresser and the sixteenth century "Soup Kitchen" tea rooms and restaurant.

DESCRIPTION

The premises, which are Grade II listed, are of two-storey timber frame construction with slate and tile roofs and were originally used for the Sheriff's office but have in recent years as a beauty and therapy centre.

They provide a ground floor area having the benefit of display window frontage and a number of rooms on the first floor with this space extending over an adjoining property in separate ownership.

The accommodation is unusual in design and configuration but would nevertheless lend itself to a number of potential commercial users subject to any planning consent considered appropriate by the relevant local authority.

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	Office/Retail area	175	16.25
FIRST	Landing/kitchenette	-	-
	Office No. 1	200	18.58
	Office No. 2	110	10.22
	Office No. 3	135	12.54
	WC facility	-	-
	TOTAL NET FLOOR AREA	620	57.59

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £5,900 with no uniform business rates payable for the year commencing in April 2020 subject to certain occupier qualifying criteria. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

An Energy Performance Certificate is not provided for this property as a consequence of its listed status.

PRICE

Offers in the region of **£90,000** are invited for the benefit of the freehold interest, part of which extends over the adjoining premises and thereby constitutes a flying freehold. As an alternative, the property is available on a new full repairing lease for a term to be agreed at a rental of **£8,000** per annum with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. VAT is not applicable on the purchase price or rental in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or letting, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agent's Stafford offices.

The premises are offered subject to contract and to being unsold/unlet. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors at the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/2818

18.09.2020

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