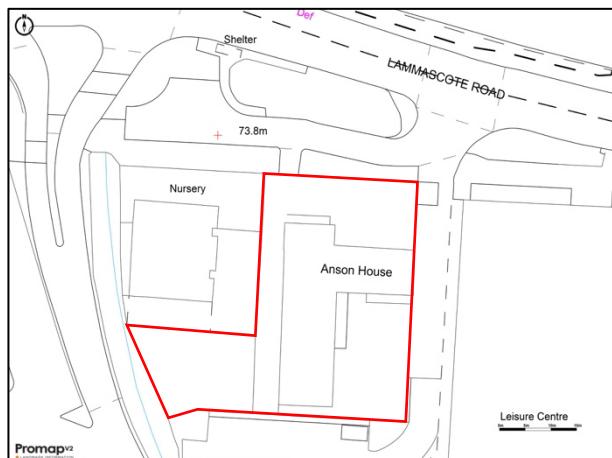




**Prominently Situated  
Office and Warehouse Premises  
For Sale  
in Stafford**



- **Anson House, Lammascote Road, Stafford, Staffordshire, ST16 3TA**
- **6,515 sq.ft. (605.25 sq.m.)**
- **Ground floor warehouse - 3,600 sq.ft. (334.44 sq.m.)**
- **First floor offices - 2,915 (270.81)**
- **Main road position with on-site car parking**
- **Centrally-heated**
- **Enclosed yardage at rear**
- **Close to Asda and Stafford Leisure Centre**

## **LOCATION**

The property is prominently situated on the south side of Lammascote Road, between its junctions with Queensway and Riverway on the fringe of Stafford town centre. Asda and the local authority-operated Stafford Leisure Centre are located in the immediate vicinity.

## **DESCRIPTION**

The premises comprise a centrally-heated two-storey flat-roofed brick building located in a prominent main road position and provide a ground floor warehouse with offices at first floor level, both parts enjoying separate access.

The warehouse part, which was previously used as a bathroom showroom, has a shutter protected glazed customer access point, eaves heights of 11ft. 4ins. (3.47m.) and 13ft. (3.96m.) and loading and unloading by way of manually-operated folding shutter doors, each approximately 11ft. 6ins.(3.50m) wide by 11ft. 6ins. (3.5m) high, over a raised concrete deck from an enclosed yard area.

The first floor was previously occupied by Staffordshire County Council, has a disabled lift installed and enjoys the benefit of generous forecourt parking.

The property is being offered on a sale basis as a consequence of the expiries of the previous leases and its availability offers an ideal opportunity for a purchaser interested in acquiring a building for occupation, investment by the letting as a whole or in parts or redevelopment with the possibility of conversion of the office space to provide residential units.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
<b>GROUND</b>	Showroom including partitioned office and store Male and Female WC facilities Warehouse	2,760 - 840	256.41 - 78.03
<b>FIRST</b>	Fifteen partitioned offices, kitchen, male, female and disabled WC facilities	2,915	270.81
<b>TOTAL NET FLOOR AREA</b>		<b>6,515</b>	<b>605.25</b>
<b>EXTERNAL</b> forecourt car parking area providing ten spaces surfaced in tarmacadam. Tarmacadam surfaced car yard area at the rear enclosed by way of metal security fencing with vehicular access from Lammascote Road via a shared side driveway, Additional small area of land at the side.			

## **SERVICES**

All mains services are connected. The premises are centrally-heated by radiators fed by a gas fired Ideal Concord boiler located in a ground floor boiler room.

## **ASSESSMENTS**

The local authority for rating purposes is Stafford Borough Council. The rateable value of the ground floor has been assessed at £13,500 with uniform business rates payable of £6,628.50 for the year ending March 2020. The first floor has been assessed at £19,750 with uniform business rates payable of £9,697.25 for the same period.

## **EPC**

The Energy Performance Certificate issued the ground floor of the property indicates an Asset Rating of 58 within Band C, with the first floor having an Asset Rating of 121 within Band E. Full certificates with recommendations will be provided on request.

## **PRICE**

Offers in the region of **£350,000** are invited for the benefit of freehold interest.

## **LEGAL COSTS**

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

## **VIEWING**

By arrangement with the Agents' Stafford offices.

The property is understood to be freehold and is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitor at the pre-contract enquiry stage.

## **VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/8956**

12/11/19

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