

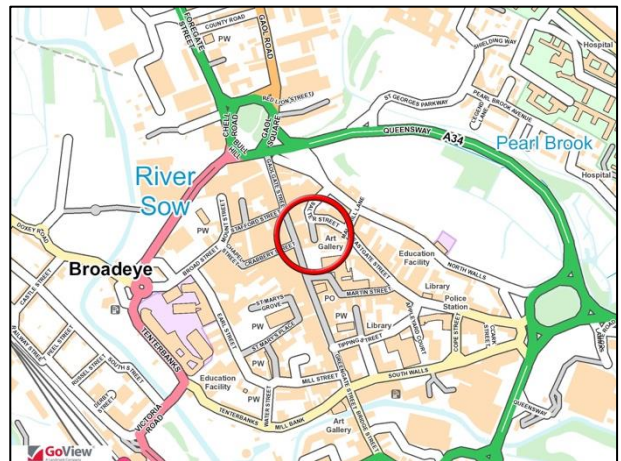
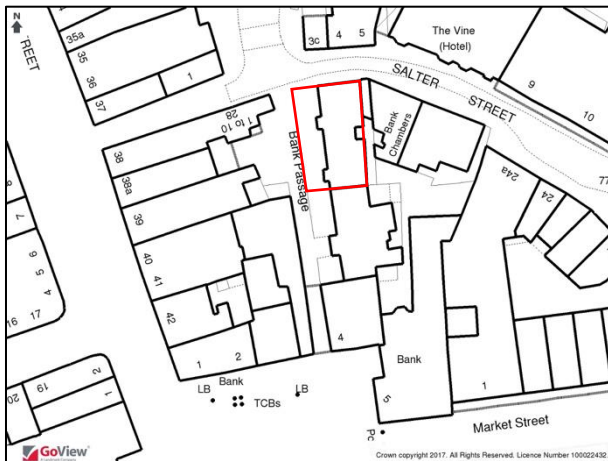


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Freehold Office Building For Sale in Stafford Town Centre



- **Bank Court, Bank Passage, Stafford, Staffordshire, ST16 2JR**
- **1,925 sq.ft. (178.83 sq.m.)**
- **Town centre position**
- **Centrally heated**
- **Early availability**
- **Former solicitors' offices**
- **Letting considered as an alternative**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is situated in Stafford town centre on the north side of Bank Passage between its junctions with Market Square and Salter Street. The immediate area is characterised by a mixture of professional, retail and restaurant activity and, being located just off the main shopping thoroughfare, the premises are also close to a number of major nationally known high street retailers.

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. The town's main-line railway station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises a linked office building of two-storey brick and tile construction and has for some years been used for the purpose of a solicitors' practice but is now surplus to operational requirements. The accommodation provides space in a cellular format 7,106.50at ground and first floor levels.

Suitable for a variety of alternative professional purposes, the availability of the premises in the conservation area offers an infrequent opportunity to acquire an attractive freehold building in the town's central business district.

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, waiting room/reception, five offices, staffroom, strongroom, kitchenette, male and female WC facilities and second entrance lobby.	900	83.61
FIRST	Six offices and male and female WC facilities.	1,025	95.22
TOTAL NET FLOOR AREA		1,925	178.83
EXTERNAL forecourt landscaped area with disabled ramp and pedestrian access from Bank Passage. Rear pedestrian access for servicing purposes over a right of way.			

SERVICES

All mains services are connected. The accommodation is centrally-heated by way of hot water radiators fed by an Vaillant gas-fired boiler. CCTV, intruder and fire alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £15,250 with uniform business rates payable of £7,320 for the year ending March 2019. 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

The Energy Performance Certificate issued for this property indicates an Asset Rating of 75 within Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£260,000**, exclusive of VAT if applicable, are invited for the benefit of freehold interest. As an alternative, the owners would consider the letting of the premises on terms to be agreed.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty or 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 during the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/2958

04.02.19