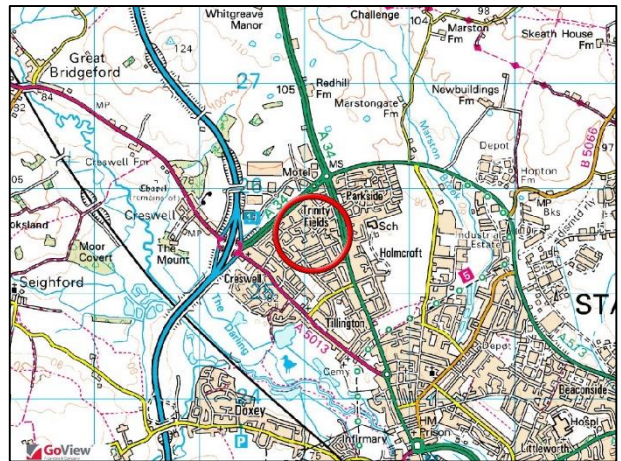
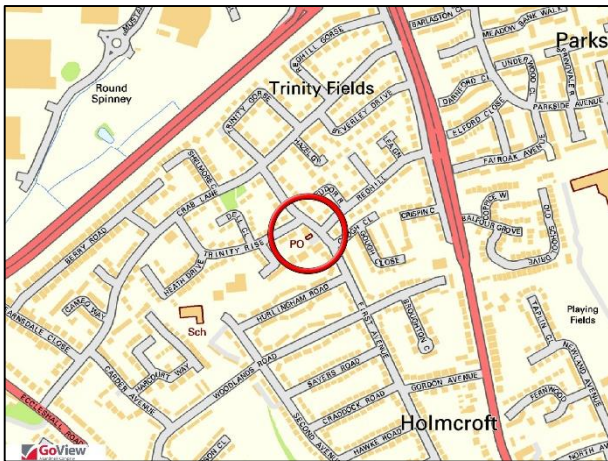




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

**Freehold
Retail Premises with Flat
For Sale
in Stafford
with Hot Food Takeaway Consent**



- **Nos. 107/107a First Avenue, Trinity Fields, Stafford, Staffordshire, ST16 1QE**
- **895 sq.ft. (83.15 sq.m.)**
- **Additional ancillary storage of 145 sq.ft. (13.47 sq.m.)**
- **Popular neighbourhood trading position**
- **Two-bedroomed flat**
- **Close to new Co-op Convenience Store**

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LOCATION

The property is situated in a neighbourhood trading position on the south side of First Avenue between its junctions with Trinity Rise and Redhill and in a densely populated residential area located approximately one and a half miles north-west from Stafford town centre.

DESCRIPTION

The property forms part of a parade of retail units of two-storey brick construction with flat roof coverings and is fitted with an aluminium and glazed shop front with an electrically-operated security shutter

The premises were formerly used as a food store with post office, which has now been relocated nearby, and provides sales space on the ground floor, a separately accessed double-glazed two-bedroomed flat at first floor level and a garage at the rear.

The property enjoys the benefit of planning consent for hot food takeaway purposes but would also be suitable for other trading or non-retail purposes subject to any appropriate planning consent required by the 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	Retail area	845	78.50
	WC facility	-	-
	Kitchenette	50	4.65
	TOTAL NET FLOOR AREA	895	83.15
FIRST	Residential flat providing Lounge, Kitchen, Two Bedrooms and a Bathroom with WC.		
EXTERNAL paved forecourt area. Rear access to garage of single-storey flat roofed brick construction extending to 145 sq.ft. (13.47 sq.m.)			

SERVICES

All mains services are connected. The shop is fitted with an air-conditioning unit. Electric storage heaters are installed in the flat.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the commercial part of the property has been assessed at £5,500 with uniform business rates payable of £2,651 for the year ending March 2015. The premises are currently 100% exempt from the payment of rates until April 2015 under the Small Business Rates Relief Scheme.

PLANNING

Planning Consent No. 14/20997/COU, issued by Stafford Borough Council on the 13th October 2014, granted permission for a change of use from Class A1 (Retail) to Class A5 (Hot Food Takeaway) as defined by the Town and Country Planning (Use Classes Order) 1987 and amendments. The conditions attached relate to the provision of air extraction and a restriction of trading hours to between 9am and 11pm Monday to Sunday.

EPC

The Energy Performance Certificate issued for the retail unit indicates an Asset Rating of 99 within Band D and that for the flat indicating an Asset Rating of 28 within Band F. Full certificates with recommendations will be provided on request.

PRICE

Offers in the region of **£160,000**, exclusive of VAT if applicable, are invited for the benefit of the freehold interest. As an alternative, the vendor is prepared to 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 transaction, 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 solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3861 01/05/15

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