



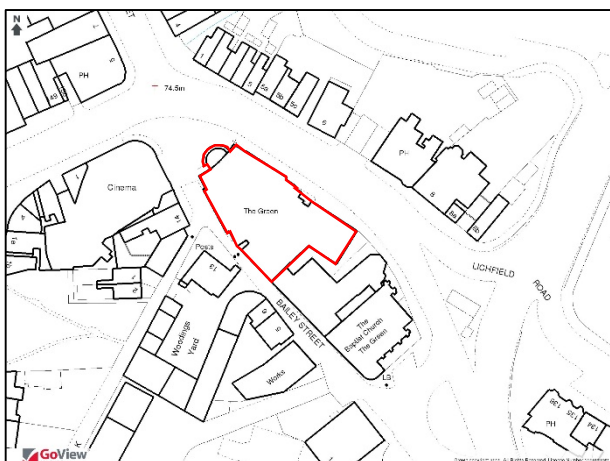
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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By Instructions of the Standard Life Trustee Company Limited
and JKK Investments Limited

**Prominently Situated
Commercial Building
For Sale
in Stafford
with previous Planning Consent for Restaurant Use**



- **The Old Library and Annexe, Lichfield Road, Stafford, Staffordshire, ST17 4BJ**
- **Total net floor area - 10,200 sq.ft. (947.61 sq.m.)**
- **Prominent town centre location**
- **Landmark building**
- **Centrally heated**
- **Previous planning consent for A3 (Restaurant and Cafes) use**
- **Close to new leisure development currently under construction**

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LOCATION

The property is prominently situated at the southern end of Stafford town centre at the junctions of the Lichfield Road with Bridge Street and Newport Road and in an area characterised by a mix of retail and leisure uses. The premises are adjacent to the Curzon Cinema and close to Wetherspoon's Picture House outlet, the Casa Bar and the Couture and Noir et Blanc Nightclubs. A new leisure complex is currently under construction in the vicinity and will incorporate a multi-screen cinema together with four restaurant outlets including, and subject to confirmation, Nando's, Prezzo and Chiquito's.

DESCRIPTION

The Old Library, also known as The Green, is an imposing landmark building of two-storey brick construction with a striking portico entrance feature and was built in 1913 to provide the town's library, museum and art gallery, those functions having been relocated in 1999. The linked annexe at the rear, which fronts Lichfield Road, is of two-storey brick construction with a tile clad frontage and was built as a later addition to the original library. The property has been last used for office purposes but would be suitable for a wide variety of alternative commercial purposes subject to the appropriate planning consent and might be of interest to licensed and leisure operators given its proximity to similar operations. Planning permission for A3 (Restaurant and Cafes) use has been granted in the past but that consent will need to be renewed following its expiry.

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

| | DESCRIPTION | | NET FLOOR AREA (SQ.FT.) | NET FLOOR AREA (SQ.M.) |
|------------------------|---|-------------------------|-------------------------|------------------------|
| THE OLD LIBRARY | GROUND FLOOR | Entrance Hall | - | - |
| | | Public Areas | 4,815 | 447.33 |
| | | Plant Room | - | - |
| | | Lift | - | - |
| | | W.C. | - | - |
| | MEZZANINE | Room | 255 | 23.69 |
| | FIRST FLOOR | Rooms | 3,025 | 281.03 |
| | | Male/Female WC facility | - | - |
| | BASEMENT | Heating Chamber | - | - |
| | NET FLOOR AREA | | 8,120 | 754.37 |
| THE ANNEXE | GROUND FLOOR | Entrance Lobby | - | - |
| | | Open plan area | 805 | 74.79 |
| | FIRST FLOOR | Room | 925 | 85.94 |
| | | Room | 350 | 32.52 |
| | NET FLOOR AREA | | 2,080 | 193.24 |
| | TOTAL NET FLOOR AREA | | 10,200 | 947.61 |
| OUTSIDE | Yard area at rear with pedestrian access from Lichfield Road. | | | |

SERVICES

Mains water, electricity and drainage are connected. The building is centrally-heated by hot water radiators fed by an oil-fired boiler supplied by a 600 litre tank located in the basement heating chamber.

TOWN PLANNING

Planning Consent No. 12/17812/COU, issued by Stafford Borough Council on the 25th February 2013, previously applied and granted a change of use to a restaurant (Use Class A3) subject to various conditions.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the Old Library is £50,000 with uniform business rates payable of £24,650 for the year ending March 2016. The rateable value of the Annexe is £12,250 with uniform business rates payable of £6,039.25 for the same period.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 198 within Band G. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease at a rental of **£75,000** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the cost thereof. As an alternative, the landlord is prepared to consider the sale of the freehold interest in the building for which offers in the region of **£750,000**, exclusive of VAT, are invited for the benefit of the freehold interest.

LEGAL COSTS

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

VIEWING

By arrangement with the Agent's Stafford offices.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor company's solicitors during pre-contract enquiries in the event of a sale.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3893 Revised 23.08.2016