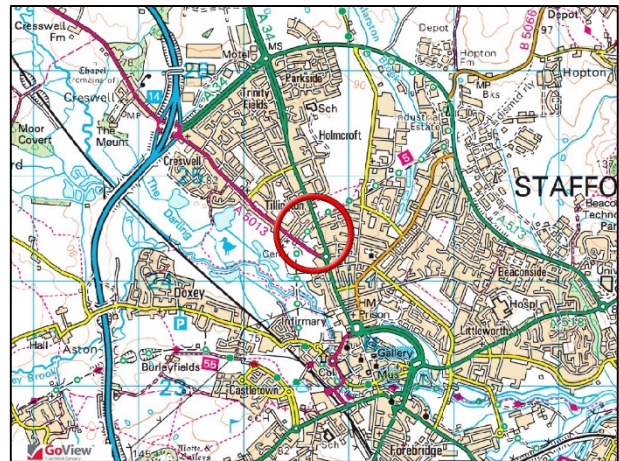
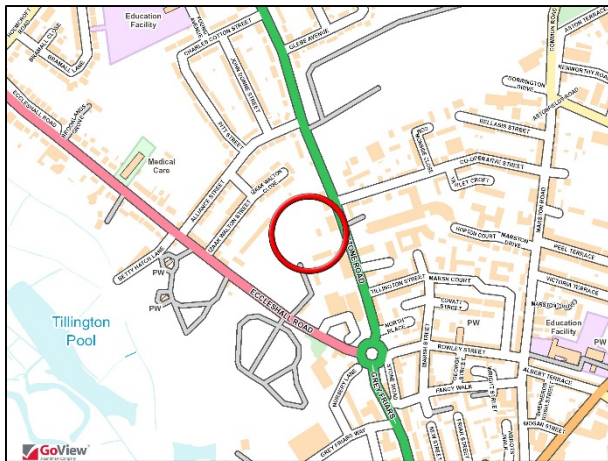




Land for Open Storage and Parking use To Let in Stafford



- **No. 89 Stone Road, Stafford, Staffordshire, ST16 2RA**
- **1.75 acres (0.71 hectares)**
- **Secured open storage and vehicle parking space**
- **Previously used for vehicle storage purposes**
- **Would suit a variety of alternative uses subject to planning consent**
- **Surfaced**
- **Short-term letting opportunity**

LOCATION

The property is situated on the west side of the A34 Stone Road between its junctions with Tillington Street and Co-operative Street and approximately one mile north from Stafford Town Centre. Junction 14 of the M6 motorway is about one mile distant and provides 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. Stafford's mainline station provides intercity connections throughout the national rail network.

DESCRIPTION

The property consists of an area of undeveloped land extending in total to about 1.75 acres (0.71 hectares) and previously been used for vehicle parking purposes.

The site has a flat topography, is surfaced with a mixture of tarmacadam, concrete and loose stone, is enclosed on four sides by palisade fencing, trees and walling and is accessed from Stone Road via double security gates. There is a building on the land that will be demolished.

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

| | FT. | M. | SQ.YDS. | SQ.M. | ACRES | HECTARES |
|------------------------|-----|--------|--------------|--------------|-------------|-------------|
| Frontage to Stone Road | 115 | 35.05 | - | - | - | - |
| Average Width | 385 | 117.35 | - | - | - | - |
| Average Depth | 307 | 93.57 | - | - | - | - |
| TOTAL SITE AREA | - | - | 8,470 | 7,082 | 1.75 | 0.71 |

SERVICES

Mains water, electricity and drainage are available but may not be connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently assessed with a rateable value of £27,250 with an estimated uniform business rates payable of £12,698.50 per annum for the year ending in March 2018. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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. After the demolition of the redundant building, it is anticipated that the rateable value will reduce to £14,500 or thereabouts and the rates payable figure to £6,757 per annum.

EPC

An EPC is not required on this occasion.

TERMS

The site is available to lease on a short term basis not exceeding two years at a rental of **£40,000** per annum exclusive of rates, and VAT if applicable, with no security of tenure.

VIEWING

The site can be inspected at any time either from the roadside or by arrangement with Millar Sandy's Stafford offices.

JOINT AGENTS

Rae and Co., 155 Barlaston Old Road, Trentham, Stoke-on-Trent, Staffordshire, ST4 8HJ. Tel: 01782 646555.

The property is offered subject to contract and to being unlet. The plan incorporated within these particulars is provided for identification purposes only and is not to scale.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3987

02/06/2017

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