

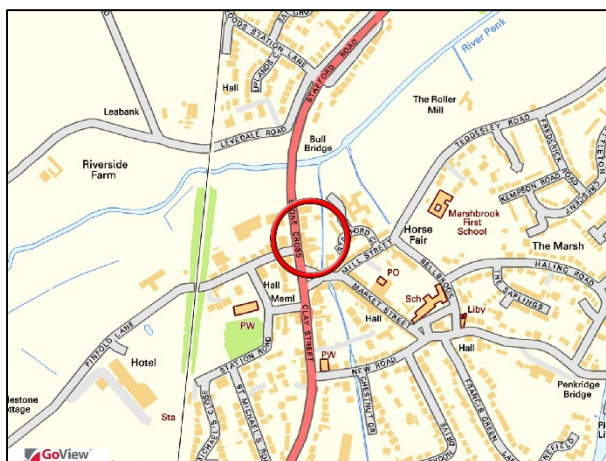


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prominently Situated Commercial Premises To Let in Penkridge Stafford



- **The Former Lloyds Bank Branch, Stone Cross, Penkridge, Stafford, Staffordshire, ST19 5AR**
- **1,380 sq.ft. (128.20 sq.m.)**
- **Main road position**
- **Current A2 (Professional & Financial Services) use**
- **A1 (Retail) and D2 (Assembly & Leisure) uses possible**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated in the centre of Penkridge on the east side of the A449 Stafford to Wolverhampton trunk road at Stone Cross, close to its junction with Crown Bridge. Penkridge is a small market town located approximately five miles to the south of the county town of Stafford and has a thriving commercial centre and a popular Wednesday and Saturday market drawing custom from a wide geographical area. There is a Sainsbury Local convenience store branch immediately opposite.

DESCRIPTION

The property forms part of a terrace and is of two-storey brick and tile construction enlarged at the rear by way a single-storey flat-roofed brick extension and provides commercial premises traded as a Lloyds bank branch for a number of years but now surplus to operational requirements.

The accommodation is centrally heated with air conditioning to part and currently provides a banking hall area at ground floor level with ancillary space on the first floor.

The premises currently enjoy planning permission for A2 (Professional and Financial Services) use but would be suitable for a wide variety of other retail or non-retail purposes, subject to any planning consent required by the relevant local authority. Recent amendments to the planning rules suggest that change of uses to A1 (Retail) and D2 (Assembly and Leisure) should be a formality, albeit that the latter is subject to "prior approval".

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 | Banking hall/retail area | 680 | 63.17 |
| | Interview room | 130 | 12.08 |
| | Machine room | 110 | 10.22 |
| | Strongroom/storeroom | 170 | 15.79 |
| FIRST | Staffroom | 125 | 11.61 |
| | Storeroom | 100 | 9.29 |
| | Female WC facility | - | - |
| | Male WC facility | - | - |
| | Storeroom/boiler room | 65 | 6.04 |
| | TOTAL NET FLOOR AREA | 1,380 | 128.20 |
| EXTERNAL access to the rear for servicing purposes from Stone Cross via a surfaced side drive with allocated car parking spaces (subject to agreement). | | | |

SERVICES

All mains services are connected. The property is centrally heated by hot water radiators fed by Worcester gas-fired boiler. Air conditioning is fitted to part.

ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been listed at £6,900 from March 2017 with no Uniform Business Rates payable for the year ending in March 2018 subject to certain criteria. 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 ## within Band ##. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£12,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. VAT is not applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3988 03.03.2017