



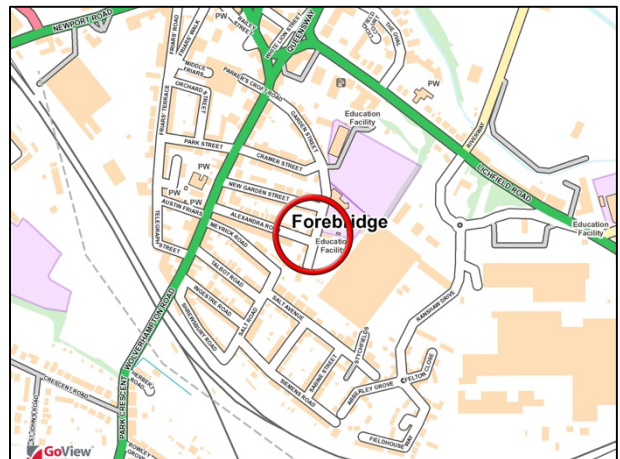
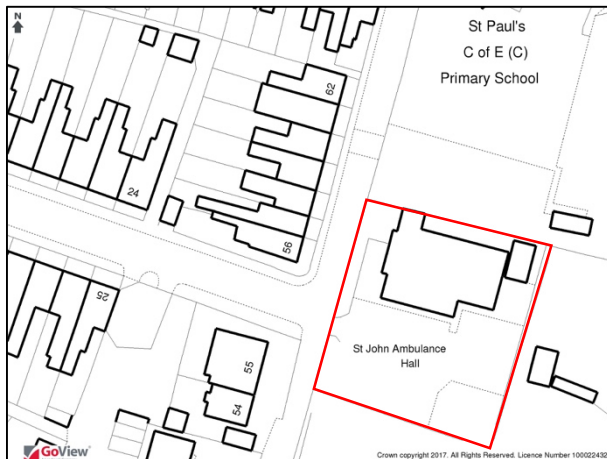
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF THE TRUSTEES OF THE ST. PAUL'S FOREBRIDGE TRUST

Former Church Hall Premises To Let in Stafford



- **St. Paul's Parish Hall, Garden Street, Stafford, Staffordshire, ST17 4DD**
- 2,345 sq.ft. (217.82 sq.m.)
- 0.33 acres (0.13 hectares) total site area including parking
- Established planning permission for D1 (Non-Residential Institutions) covering clinics, day nurseries and training centres among others
- May suit other alternative uses subject to planning consent
- Three miles from Junction 13, M6 Motorway
- Immediately available

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is situated on the east side of Garden Street at its junction with Alexandra Road just off the A449 Wolverhampton Road providing access to the M6 Motorway at Junction 13 and about one mile south-east from Stafford town centre.

The immediate area is characterised by a mixture of Victorian and inter-war housing, some commercial activity and two primary schools.

DESCRIPTION

The property consists of a purpose-built detached double-glazed community building originally constructed as a church hall, is of single-storey brick and sheet clad construction with a pitched sheet clad roof, has been enlarged by way of a single-storey flat roofed extension and provides office and training/meeting rooms, kitchen, two sets of WC facilities and extensive car parking at the side

The property has been well maintained and has for a number of years been used for training purposes by St. John Ambulance.

The availability provides an ideal opportunity for potential tenants to acquire a building capable of being used for a number of non-residential institution types of operation including for clinic, day nursery, health service, crèche and training centre purposes, all of which are covered by the existing established planning consent.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance Hall	-	-
	Male and Female WC facilities	-	-
	Storeroom	-	-
	Disabled WC facility	-	-
	Storeroom/Boiler Room	40	3.71
	Office	85	7.89
	Training Room/Meeting Room No. 1	760	70.60
	Kitchen	75	6.96
	Training Room/Meeting Room No. 2	1,385	128.66
	Male and Female WC facilities	-	-
	Rear Lobby	-	-
TOTAL NET FLOOR AREA		2,345	217.82
EXTERNAL car parking area at side surface in stone. Site enclosed on four sides by way of hedging and concrete post and wire mesh fencing with pedestrian and vehicular access from Garden Street via two gateways.			

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by Baxi and Potterton Performa 24 gas-fired boilers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property does not appear to be currently assessed for rating purposes.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 84 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring 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. VAT is not applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with the Agent's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4030 20.06.2018

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