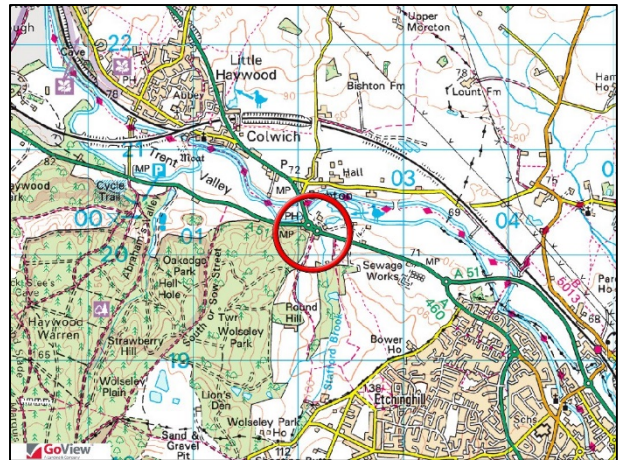
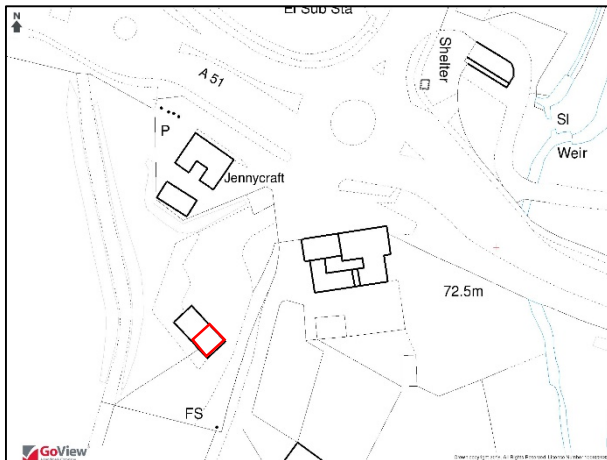




Former Clinic/Offices To Let at Wolseley Bridge Stafford



- **The Willey Granary, The Old Barns, Wolseley Bridge, Stafford, Staffordshire, ST17 0XS.**
- 535 sq.ft. (49.70 sq.m.)
- Main road location
- Generous car parking provision
- Convenient access to Stafford, Stone and Rugeley
- Close to Wolseley Arms Public House
- Part of a sympathetic development of buildings providing craft and antique sales outlets
- Opposite Wyevale Garden Centre

LOCATION

The premises are situated at Wolseley Bridge on the south side of the A51 Rugeley to Stafford trunk road with frontage to a roundabout linking the A51 with the A513. The Wolseley Arms Public House and a Wyevale Garden Centre are directly opposite. Stafford is six miles to the north-west, Stone ten miles to the north and Rugeley two miles to the south-east.

Junctions 12 and 13 of the M6 Motorway are approximately seven miles distant and provide 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. The nearest rail station is at Rugeley Trent Valley with the West Coast Main Line providing connections throughout the national network.

DESCRIPTION

The Old Barns consist of a complex of buildings combining refurbished and new constructions primarily providing units used for craft and antiques sales.

The Willey Granary is one of the later additions and is of two-storey semi-detached construction with larchlap cladding, provides accommodation on two levels and enjoys the benefit of an extensive car parking area at the rear. Built for use as a clinic, the premises would be suitable for a wide variety of similar purposes or, alternatively, would provide an attractive office base for a tenant looking for an attractive working environment coupled with excellent communications links.

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	Reception, treatment room/office and WC facility	265	24.62
FIRST	General office and two treatment rooms/offices	270	25.08
	TOTAL NET FLOOR AREA	535	49.70
EXTERNAL vehicular driveway access from the A51 leading to rear parking area surfaced in stone.			

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has not yet been assessed but no uniform business rates are likely to be payable in any event subject to the occupier having qualifying status. 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.

EPCS

The owner of the property has advised us that an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on new full repairing lease for a term to be agreed at a rental of £5,950 per annum, exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

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/4066

06.04.2018