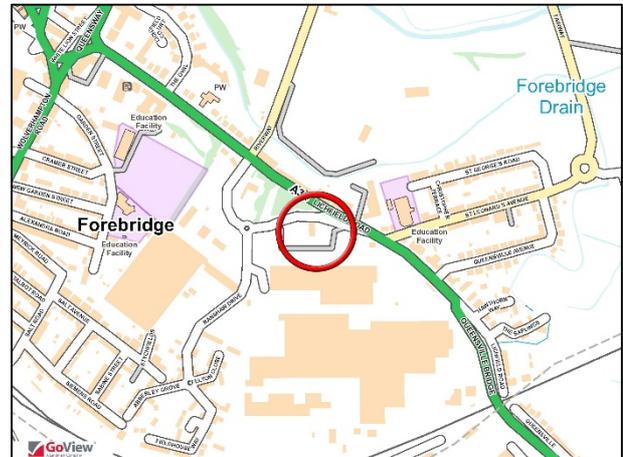
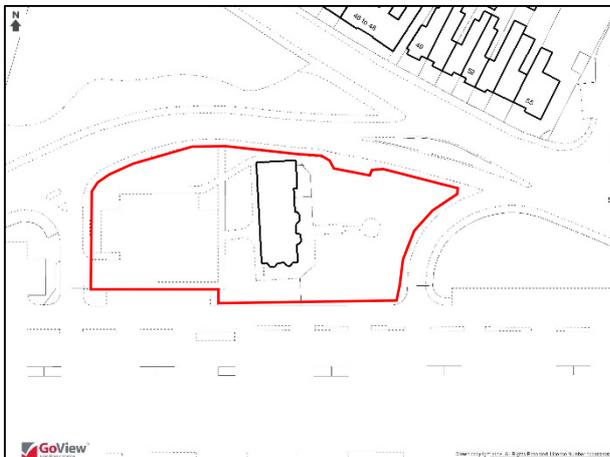




**Prominently Situated  
Commercial Building  
For Sale or To Let  
in  
Stafford**



- **The New Hough, The Hough Retail Park, Lichfield Road, Stafford, Staffordshire, ST17 4LU**
- 3,805 sq.ft. (353.47 sq.m.)
- 0.80 acres (0.32 hectares) site providing twenty-six car parking spaces
- Prominent main road location
- Landmark building
- Suitable for a variety of uses subject to planning consent
- Situated on a busy retail park with Argos, B&Q, KFC and Pizza Hut represented
- Lift installed
- Planning consent for vehicle sales/café with display capacity for up to eighty vehicles

## LOCATION

The property is situated on the Hough Retail Park with prominent frontage to the A34 Lichfield Road, approximately one mile south-east from Stafford Town Centre with neighbouring occupiers including B&Q, ARGOS, PIZZA HUT, SCS and KFC.

## DESCRIPTION

The property was constructed in 1907, was originally the home of Lord Nelson of Stafford and comprises an attractive and imposing detached building of predominantly two-storey brick and tile construction with decorative stone facings, twin bay windows to one end and a single storey extension at the other. Occupying a site extending to about 0.80 acres (0.32 hectares), the external areas provide extensive car parking with twenty-six spaces.

The present owner has undertaken a comprehensive scheme of refurbishment and upgrading following the building's acquisition in 2017 but the property is now considered to be surplus to operational requirements.

Although previously traded as a branded Frankie & Benny's restaurant, the building would be suitable for a wide variety of commercial purposes subject to the appropriate planning consent and might be of particular interest to licensed and leisure operators given its proximity to similar operations. Other potential uses include offices, showroom, children's nursery and clinics as examples. A recent consent permits the use of the site for the sale and display of motor vehicles.

The availability of the property offers an ideal opportunity for a purchaser or tenant to acquire a landmark building located on one of the town's major retail parks with good road communications links, the benefit of substantial on-site parking and reasonably close proximity to the town centre.

## 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	Showroom including feature refreshment area, three partitioned offices and lift	2,700	250.83
FIRST	Office/storage	880	81.75
	Staff	165	15.32
	Store	60	5.57
	Plant room	-	-
	Male and Female WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>3,805</b>	<b>353.47</b>
<b>EXTERNAL</b> parking area for twenty-six vehicles surfaced in tarmacadam. Other external areas for car display purposes surfaced in stone with up to eighty vehicle capacity.			

## SERVICES

All mains services are connected. The building is heated by a warm air system. Fire and intruder alarm systems are fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is to be reassessed for rating purposes.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 70 within Band C. A full certificate with recommendations will be provided on request.

## TOWN PLANNING

Planning Permission No.17/27360/COU, issued by Stafford Borough Council on the 14<sup>th</sup> February 2018, granted consent to a change of use from a restaurant to "mixed use car showroom/café, alterations, outside vehicle display area, parking space and landscaping" subject to various conditions.

## TERMS

The property is available on a new full repairing lease for a term to be agreed at a rental of **£55,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. As an alternative, the landlord is prepared to consider the sale of the freehold interest for which offers in the region of **£950,000** are invited VAT is applicable on the rental and purchase price in this instance

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agent's Stafford offices.

The premises are offered subject to contract and to being unsold/unlet. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4093**

16.11.2018