



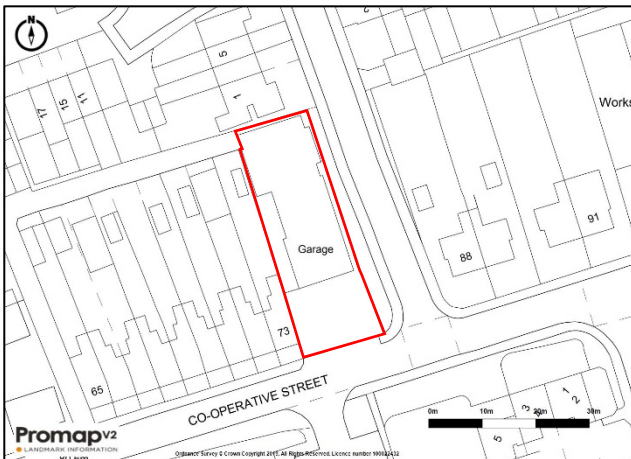
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF THE OWNER DUE TO RETIREMENT

Motor Trade Workshop Premises with Planning Consent for Residential Development For Sale in Stafford



- **No. 74 Co-operative Street, Stafford, Staffordshire, ST16 3DA**
- **3,925 sq.ft. (364.64 sq.m.)**
- **Currently used for vehicle repairs and an MOT Test Centre**
- **Likely to be of interest to motor trade users and developers**
- **Full planning consent for redevelopment to provide three houses**

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LOCATION

The property is situated on the North side of Co-operative Street between its junctions with the A34 Stone Road and Commonside Close approximately one mile North from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway.

DESCRIPTION

The property provides detached garage buildings providing three workshop areas, currently used for vehicle repair and MOT purposes, together with ancillary space, a mezzanine storage area and forecourt parking and is available as a consequence of the present occupier's retirement plans. The owner has obtained planning consent for residential development and the site might therefore be of interest to both potential users and developers.

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

DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
WORKSHOP NO. 1 of single-storey construction with brick and asbestos sheet clad elevations, roofs in felt and unlined asbestos cement sheeting with translucent panels providing natural lighting and floor in concrete with an eaves height of 11ft. 8ins. (3.55m.). The accommodation provides, in addition to the vehicle workspace, a reception, two offices and male and female WC facilities with a lobby and stairs leading to mezzanine storage.	1,340	124.49
WORKSHOP NO. 2 of single-storey steel-frame concrete block construction with lined asbestos cement sheet roof with translucent panels providing natural lighting and floor in concrete with an eaves height of 9ft. 8ins. (2.94m.). Vehicular access is by way of double timber doors with a roller shutter security door behind.	1,140	105.91
WORKSHOP NO. 3 of single-storey steel-frame concrete block construction with lined asbestos cement sheet roof with translucent panels providing natural lighting and floor in concrete with an eaves height of 9ft. 8ins. (2.94m.). Vehicular access is by way of double timber doors with a roller shutter security door behind.	1,445	134.24
TOTAL GROSS FLOOR AREA	3,925	364.64
EXTERNAL forecourt area surfaced in tarmacadam and concrete with access to the rear secured by way of a single steel gate.		

SERVICES

Mains water, electricity including a three-phase power supply, and drainage are connected.

THE SITE

Frontage - 50ft. (15.24m.) Average Width - 47ft. (14.33m.) Depth - 145ft. (44.12m.) Total Area - 0.15 acres (0.06 hectares).

TOWN PLANNING

Planning Consent No. 18/29036/FUL, issued by Stafford Borough Council on the 15th March 2019, applies and grants permission for the demolition of the buildings and the erection of three dwellings subject to conditions. Further details and plans can be provided on request and show a scheme with a pair of two-bedroomed semi-detached houses fronting Co-operative Street and a single detached three-bedroomed house fronting Commonside Close.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £13,000 with an estimated uniform business rates payable of £6,383 per annum for the year ending in March 2020. 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.

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.

PRICE

Offers in the region of £225,000 are invited for the benefit of the freehold interest in the site. VAT is not applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is understood to be freehold and is offered subject to contract. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

BP/4125 05.05.19

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