



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



- **No. 151 West Way, Highfields, Stafford, Staffordshire, ST17 9UX.**
- **660 sq.ft. (61.30 sq.m.)**
- **Previously used as betting shop**
- **Prominent location in densely populated residential area**
- **Adjoining private car parking for twelve vehicles**
- **Close to busy neighbourhood shopping precinct**
- **Suitable for a variety of alternative retail or non-retail uses**
- **Rates free subject to occupier qualification**

LOCATION

The property is prominently situated on the south side of West Way between its junctions with Swinburne Close and Coleridge Drive in a densely populated residential area located about one mile south-west from Stafford town centre. West Way provides a direct link between the A518 Newport Road and the A449 Wolverhampton Road. A neighbourhood shopping centre is close by and accommodates a Spar convenience store, a McColl's newsagents, a pharmacy, a fish and chip shop and a Chinese takeaway.

DESCRIPTION

The premises are of detached single-storey part rendered brick construction with a flat roof and provides a ground floor centrally-heated and air-conditioned retail area previously used as a betting shop but now vacant.

The property would be suitable for a wide variety of alternative trades or for another non-retail usage subject to any planning consent considered appropriate by the relevant Local Authority.

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	Retail area	605	56.20
	Kitchen	55	5.10
	WC facilities	-	-
	TOTAL NET FLOOR AREA	660	61.30

EXTERNAL customer access from West Way and vehicular driveway access to surfaced car parking area capable of accommodating up to twelve vehicles. Rear enclosed yard area.

SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by a Biasi gas-fired boiler. Air-conditioning is also fitted.

ASSESSMENTS

The local rating authority is Stafford Borough Council. The rateable value of the property is £10,500 with no uniform business rates scheduled to be payable for the year ending March 2020 subject to certain qualifying 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 53 within Band C. 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 appropriate cost thereof.

As an alternative, the owner is prepared to dispose of the existing long leasehold interest, which expires on the 31st May 2062 at a peppercorn rental, thereby with approximately forty-two years unexpired. Offers in the region of **£120,000** are invited for that benefit.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or 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. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitor as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/8533

24.11.2019