

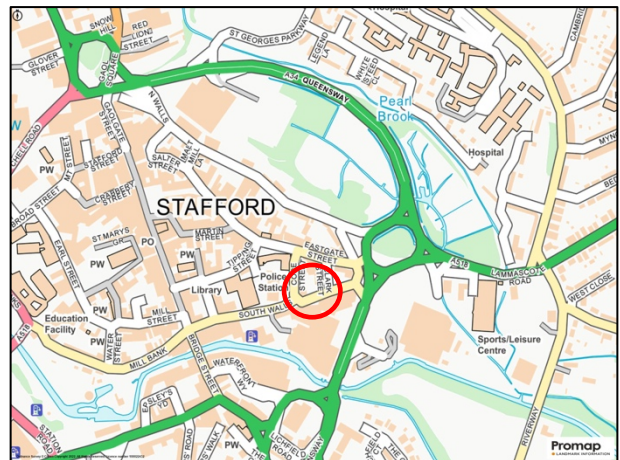
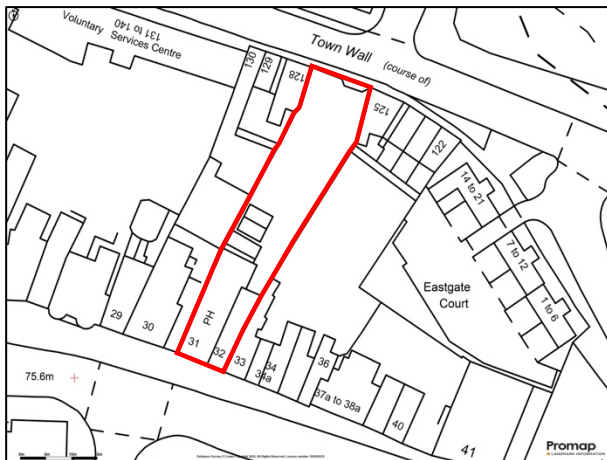


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Freehold
Commercial Building
For Sale
in
Stafford Town Centre**



- **The Former Lord Nelson Public House, No. 31 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **3,920 sq.ft. (364.16 sq.m.)**
- **Town centre location**
- **Substantial rear parking area**
- **Potential development opportunity subject to planning consent**
- **Previously a public house and scope for conversion back to residential use**
- **Pending planning application for office purposes with extensions**
- **Site area of 0.17 acres (0.07 hectares)**
- **Comprehensive refurbishment required**

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LOCATION

The Former Lord Nelson Public House is prominently situated in the Stafford town centre conservation area on the north side of Eastgate Street between its junctions with Cope Street and North Walls. Junction 14 of the M6 Motorway is about two miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Stafford also lies on the West Coast Line thereby benefitting from the town's rapid rail links with London and the north. The immediate area is characterised by mixed use commercial property with the Gatehouse Theatre and Riverside Shopping Centre close by.

DESCRIPTION

The property comprises a mid-terraced building of three-storey brick and tile construction with painted and rendered elevations and has been enlarged at the rear by way of a single-storey flat-roofed extension.

The accommodation provides previously used public bar space on the ground floor together with living accommodation on the first and second floors, additional cellarage and the benefit of a substantial parking and servicing area at the rear.

The building requires a comprehensive scheme of refurbishment and updating and would lend itself to a variety of potential uses including for office or residential purposes with its availability offering an ideal opportunity for a purchaser looking to acquire premises in a highly accessible central location with good public access.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby	-	-
	Public bar	2,640	245.26
	Kitchen	125	11.61
	Male and female WCs	-	-
	Separate external staircase access to:		
FIRST	Lounge/kitchen	345	32.05
	Bedroom No. 1	215	19.97
	Bedroom No. 2	200	18.58
	Store	25	2.32
	WC	-	-
SECOND	Bedroom No. 3	135	12.54
	Bedroom No. 4	235	21.83
	Bathroom with WC	-	-
CELLAR	Storage	-	-
	TOTAL NET FLOOR AREA	3,920	364.16

EXTERNAL vehicular access from North Walls secured by double timber gates leading to tarmac-surfaced car parking providing up to fifteen spaces and two detached single-storey pre-cast concrete lock-up garages. The site bounded by brick walling and extends in total to 0.17 acres (0.07 hectares).

SERVICES

All mains services are connected. The premises are fitted with hot water radiators fed by a non-functioning gas-fired boiler located on the first floor.

TOWN PLANNING

The property is currently classed as falling within a sui generis use in planning terms given its previous licensed premises usage. The present owner has submitted a planning application (No. 21/34986/FUL) for conversion of the building to provide an office headquarters but this has not yet been determined. The relevant documentation is available for download via the local authority's Planning Portal.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The current rateable value of the property has been assessed at £12,700 effective from the 1st April 2023. 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 55 within Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£250,000** are invited for the benefit of the freehold interest. VAT is applicable in this case.

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 Agents' Stafford Offices.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors at the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4209 31.07.2023