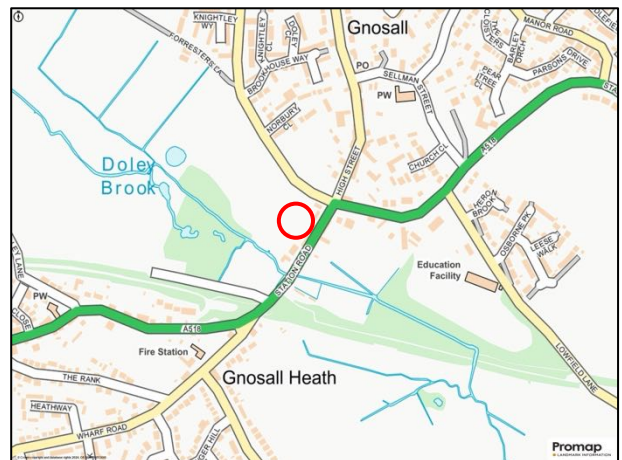
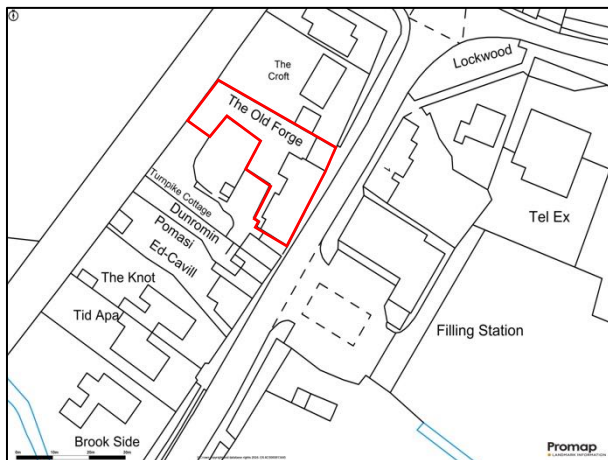




**Prominently Situated
Retail Property with Flat
For Sale
in
Gnosall, Stafford**



- **The Old Forge, Station Road, Gnosall, Stafford, Staffordshire, ST20 0EZ**
- **1,285 sq.ft. (119.37 sq.m.)**
- **Main road location**
- **Suitable for a variety of retail or non-retail uses**
- **Previously used as an Optometrists**
- **Available for early occupation**
- **Self-contained first floor two-bedroomed flat currently subject to assured shorthold tenancy**
- **Opposite Morrisons convenience store with petrol forecourt**
- **Generous customer parking at rear**
- **Business rates free subject to occupier qualification**

LOCATION

The property is prominently situated on the north side of the A518 Station Road between its junctions with High Street and Wharf Road in a predominantly residential area. The A518 is a major arterial route linking Newport to the west with Stafford to the east. A Morrisons convenience store with a petrol forecourt and a separate hot food takeaway outlet are immediately opposite.

DESCRIPTION

The property comprises a detached two-storey rendered brick and tile building with a flat-roofed addition at the rear and provides retail premises used for a number of years as an optometrist's and accommodate a reception/waiting area, various consulting rooms and some storeroom space. The premises also benefit from a large parking area at the rear.

The first floor provides a self-contained two-bedroomed flat current subject to a rolling tenancy arrangement producing an income of £6,180 per annum.

The commercial part would be suitable for a wide variety of retail purposes or for a non-retail use subject to any planning consent considered appropriate by the relevant local authority and the availability of the freehold interest offers a buyer an opportunity to either occupy or create an investment with part already producing rental income.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Showroom/waiting area, five office/consulting rooms, two storerooms and kitchen	1,285	119.37
	Male and female toilets	-	-
	TOTAL NET FLOOR AREA	1,285	119.37
	Separate entrance leading to:		
First	Lounge/Dining, Kitchen, Utility, Bedroom No. 1, Bedroom No. 2, Bathroom with WC.	-	-

EXERNAL rear parking area surfaced in tarmacadam with gated vehicular access from Station Road.

SERVICES

Mains water, electricity and drainage are connected. The accommodation is heated by electric storage radiators. There is air-conditioning in the waiting area fed by a heat pump.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the commercial part of the property has been assessed at £12,750 with some Small Business Rates Relief likely to be available to the occupier 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 any commitment that relies on their accuracy. The residential part is subject to separate Council Tax.

EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of 119 within Band E. A full certificate with recommendations will be provided on request.

TERMS

Offers in the region of **£250,000** are invited for the benefit of the freehold interest. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in 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 and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitor at the pre-contract enquiry stage.

VACANT POSSESSION OGF THE COMMERCIAL PART WILL BE GIVEN ON COMPLETION

BP/4223

19.04.2024