

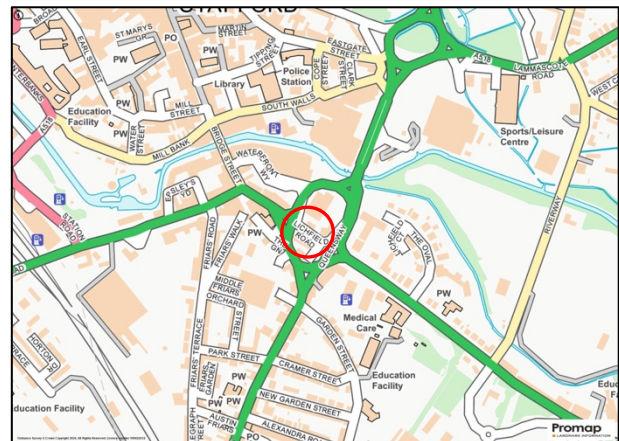
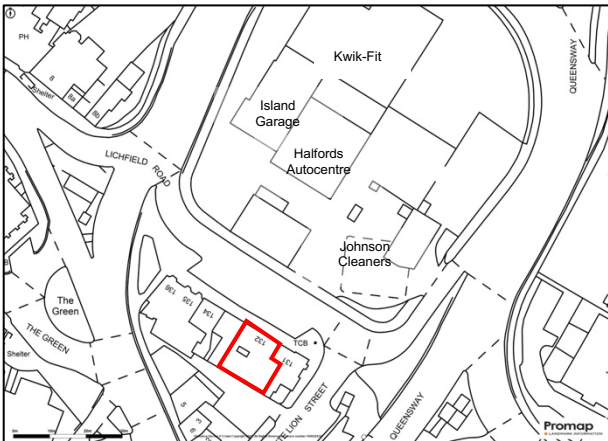


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prominently Situated
Former Veterinary Surgery Premises
For Sale
in
Stafford**



- **No. 132 Lichfield Road, Stafford, Staffordshire, ST17 4JU**
- **2,200 sq.ft. (204.38 sq.m.)**
- **Town centre gateway position**
- **On-street parking at the front and close by on White Lion Street**
- **Close to Kwik-Fit, Halfords Autocentre, Easy Living and Johnsons Cleaners**
- **Part centrally heated**
- **Suitable for a variety of retail and office uses**
- **Potential for residential conversion**
- **Business rates free for qualifying occupiers**

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LOCATION

The property is prominently situated on the south side of Lichfield Road at the centre of a large traffic gyratory located at the southern end of Stafford's main shopping thoroughfare and effectively linking the A34, A518 and A449 trunk roads. Branches of KWIK-FIT, HALFORD AUTOCENTRES, EASY LIVING MOBILITY AIDS and JOHNSON'S DRY CLEANERS operate from neighbouring units. Other nearby uses include office, hairdressing and catering establishments.

DESCRIPTION

The property comprises a mid-terrace brick building of mainly two storey brick and tile construction at the front dating from around 1900 and which was subsequently enlarged at the rear by way of the amalgamation of another older building adding space at mezzanine and loft levels.

A timber and glazed shop front is fitted with the accommodation cellular in format to provide a number of separate rooms at each level.

The premises would be suitable after refurbishment either for a wide variety of operations requiring a high-profile centrally located trading presence with car parking close by or, alternatively, for residential conversion.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Reception/waiting room, three consulting rooms, office and former isolation room.	650	60.38
MEZZANINE	Former cat pens, kennels, preparation area, two former operating theatres, x-ray room and laundry.	640	59.45
FIRST	Office, former lab area, kitchen and toilet/bathroom.	450	41.80
LOFT	Former staff on-call/overnight room and storage.	460	42.73
TOTAL NET FLOOR AREA		2,200	204.36
EXTERNAL shared rear servicing area with access from White Lion Street.			

SERVICES

All mains services are connected. The accommodation is largely centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at is £9,700 with effect from April 2023 with no business rates payable subject to occupier qualification. 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.

EPC

The Energy Performance Certificate issued for this property confirms an Asset Rating of 61 within Band C. A full certificate with recommendations will be provided when available.

PRICE

Offers in the region of **£165,000** are invited for the benefit of the freehold interest in the property. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, 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. Confirmation of the tenure will be provided by the vendors' solicitors as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5500
25.07.2024