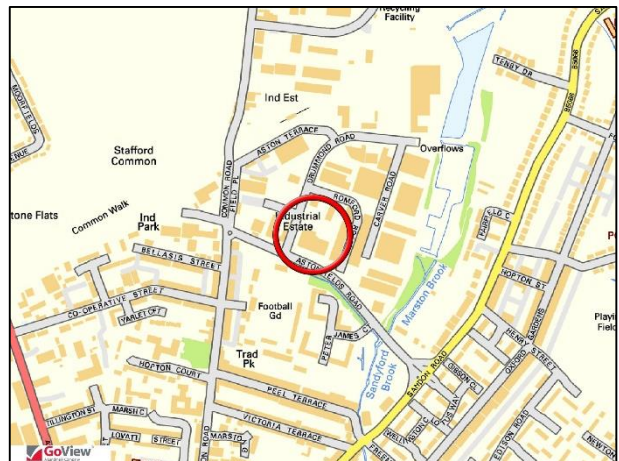
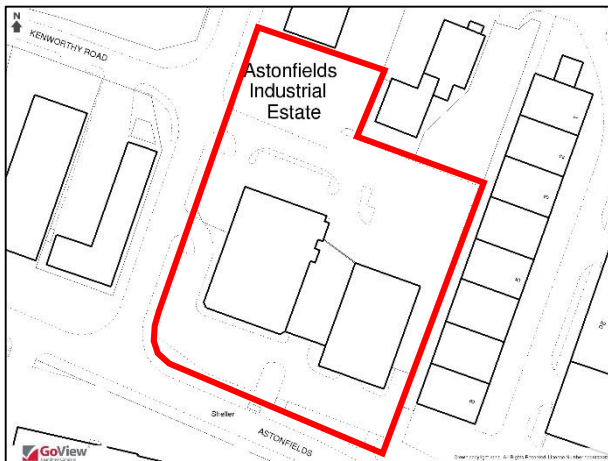




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prominently Situated Motor Trade Premises For Sale or To Let in Stafford



- **The Former Landrover and Mazda Garages, Astonfields Road, Stafford, Staffordshire, ST16 3UF**
- Total floor area - 17,235 sq.ft. (1,601.19 sq.m.)
- Two showrooms with ancillary offices and workshops
- Mezzanine ancillary accommodation
- 48 forecourt display spaces
- 90 customer spaces
- Total site area - 1.59 acres (0.64 hectares)

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated on the north side of Astonfields Road at its junction with Drummond Road, approximately one mile north from Stafford town centre and close to Hyundai and Volkswagen dealerships. Junction 14 of the M6 Motorway is about one mile 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 through its connection with the M5.

DESCRIPTION

The property provides two independent garages constructed in 1992 and 1997 and of single-storey steel-frame construction with pitched roofs in profile steel sheeting and linked by a steel framed canopy.

The buildings provide showroom space with glazed elevations, together with ancillary office, workshop and parts stores and additional mezzanine accommodation. The workshop areas have eaves heights of approximately 16ft. (4.88m.), are accessed by up and over sectional doors and exhaust extraction equipment is installed.

The property has in the past been operated as separate Landrover and Mazda outlets and its availability offers an ideal opportunity for a new owner to acquire prestige premises either for used car sales for the introduction of one or more dealerships.

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

	FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
The Former Mazda Dealership	GROUND	Showroom Workshop Parts Store and Valet Shop	2,920 2,095 910	271.28 194.63 84.54
	MEZZANINE	Offices, Staff and Parts Store	2,310	214.61
The Former Landrover Dealership	GROUND	Showroom Parts Store Workshop	3,215 400 3,285	298.68 37.16 305.19
	MEZZANINE	Offices, Staff and Parts Storage	2,100	195.10
TOTAL GROSS FLOOR AREA			17,235	1,601.19
EXTERNAL car parking and sales areas providing forty-eight display spaces with ninety spaces for customer and staff parking at the rear. The main part of the site is secured by palisade perimeter fencing.				

SERVICES

All mains services are connected. The property is secured by CCTV and security lighting. The premises are served by a combination of comfort cooling systems, hot water radiators and gas-fired warm air blowers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £117,000 with uniform business rates payable of £57,681 for the year ending March 2016.

EPC

The Energy Performance Certificates issued for this property indicates Asset Ratings of 112 within Band E for the former Landrover Dealership and 142 within Band F for the former Mazda part. Full certificates with recommendations will be provided on request.

PRICE

Offers in excess of **£2.5M.** are invited for the benefit of the freehold interest. VAT is not applicable in this instance. As an alternative, the vendor is prepared to consider the letting of the premises either as a whole at a rental of **£180,000** per annum or as two separate entities on terms to be agreed. Various items of equipment and furniture can be acquired by a purchaser or tenant by agreement.

LEGAL COSTS

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

VIEWING

By arrangement with the Agent's Stafford offices.

The premises are understood to be freehold and are offered subject to contract and to being unsold/unlet. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3630 10/04/15 revd. 01/06/15

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements