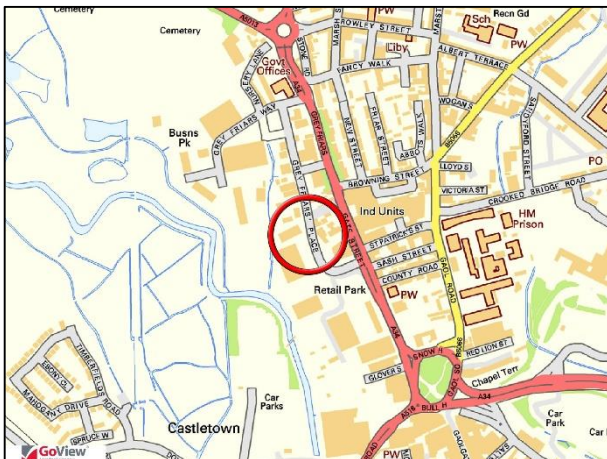




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Freehold Showroom and Warehouse/Workshop For Sale in Stafford



- **The Triumph Lighting Site, Greyfriars Place, Greyfriars, Stafford, Staffordshire, ST16 2SD**
- Total net floor area - 3,425 sq.ft. (318.19 sq.m.)
- Showroom - 1,950 sq.ft. (181.16 sq.m.)
- Workshop - 1,155 sq.ft. (107.30 sq.m.)
- Ancillary - 320 sq.ft. (29.73 sq.m.)
- Established retail park location close to town centre
- Suitable for a variety of retail uses

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The property is situated on the west side of Greyfriars Place, just off the A34 trunk road, about half a mile north from Stafford town centre, between local branches of **SCREWFIX** and **HALFORDS** and adjacent to **MAGNET**.

The premises are located on a well-established trading estate which has been developed over a number of years to accommodate a variety of office, retail, motor trade and industrial users. Other national multiple traders in the vicinity include **CURRYS**, **LIDL**, **DULUX DECORATOR CENTRES**, **DUNELM**, **WICKES** and **HOMEBASE**.

## DESCRIPTION

The property comprises a modern showroom building together with a workshop and an ancillary storage building at the rear, enclosed yardage and surfaced parking areas at the front and side.

The showroom is currently used for the display and sale of lighting products but would be suitable for a wide variety of alternative retail or non-retail operations subject to any necessary planning consent being granted by the relevant local authority.

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

DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
<b>SHOWROOM BUILDING</b> of single-storey brick construction with 75ft. (23m.) of bronzed aluminium-framed display windows on the front and side elevations protected by manual and electrically-operated security shutters, roof in insulated protected metal sheeting and floor in concrete. This is partitioned to provide a showroom, two storerooms, an office, a kitchen and male & female WC facilities.	1,950	181.16
<b>WAREHOUSE/WORKSHOP BUILDING</b> of single-storey steel-frame construction with concrete block and protected metal sheet clad elevations, roof also in sheeting and floor in concrete. The height to the eaves is 11ft.5ins. (3.48m.) and access for loading and unloading purposes is by way of double doors 11ft.10ins. (3.61m.) wide by 10ft. (3.05m.) high. The accommodation includes partitioned office and stores areas and there is an inspection pit in situ.	1,155	107.30
<b>ANCILLARY PORTABLE BUILDING</b> providing storage space.	320	29.73
<b>TOTAL GROSS FLOOR AREA</b>	<b>3,425</b>	<b>318.19</b>
<b>EXTERNAL</b> forecourt and side car parking areas surfaced in tarmac providing eleven spaces secured by fixed and removeable stainless steel bollards. Yard area at rear extending to 0.25 acres (0.10 hectares) surfaced in tarmac and compacted stone, largely enclosed by steel post, palisade and wire mesh fencing and with vehicular access from Greyfriars Place via double swing gates.		

## SERVICES

Mains water, electricity, including a three-phase power supply to the showroom, and drainage are connected. Heating of part is by electric storage radiators.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the showroom building is £15,750 with uniform business rates payable of £7,591.50 for the year ending March 2015. The rateable value of the warehouse/workshop building is £8,600 with uniform business rates payable of £4,145.20.

## EPC

The Energy Performance Certificate issued for the warehouse/workshop building indicates an Asset Rating of 111 within Band E and that for the showroom building indicating an Asset Rating of 83 within Band D. Full certificates with recommendations will be provided on request.

## PRICE

Offers in the region of **£498,000** are invited for the benefit of the freehold interest in the site. VAT is not applicable in this instance.

## 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 Agents' Stafford offices.

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

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## **BP/3880 02/03/15**

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