

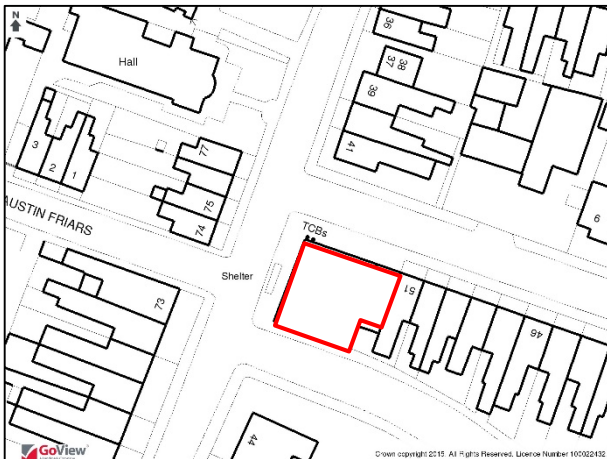


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prominently Situated Retail Investment Property with Part Vacant Possession For Sale in Stafford



- **Nos. 42-43 Wolverhampton Road, Stafford, Staffordshire, ST17 4DA**
- **3,770 sq.ft. (350.21 sq.m.)**
- **First Floor - 1,435 sq.ft. (133.32 sq.m.) with vacant possession**
- **Ground floor subject to 99 year leasehold interest**
- **Vacant part suitable for office use or possible residential conversion**

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LOCATION

The property is prominently situated on the east side of the A449 Wolverhampton Road between its junctions with Alexandra Road and Meyrick Road and in a well-established residential area located approximately half a mile south from Stafford Town Centre.

DESCRIPTION

The property is of a two-storey brick and tile construction with the ground floor providing a retail unit currently trading as a convenience store and subject to a long leasehold interest.

The first floor is self-contained with access off Meyrick Road, has been empty for some time and provides a number of partitioned rooms previously used for office purposes. The vacant part would lend itself to possible conversion to provide two apartments subject to any planning consent considered appropriate by the relevant local authority.

The availability of the property offers a purchaser with a refurbishment opportunity and is likely to be of interest to investors, developers and potential occupiers of the vacant upper part.

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

NO.	FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
42	Ground	Retail unit (subject to long leasehold interest)	2,335	216.89
43	First	Partitioned offices WC facility	1,435 -	133.32 -
TOTAL NET FLOOR AREA			3,770	350.21
EXTERNAL small enclosed surfaced rear yard area leading to disused outbuildings.				

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The vacant part of the property does not appear to have been assessed for rating purposes.

EPC

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

TENANCY

The ground floor part of the property is currently subject to a ninety-nine year full repairing lease dating from the 18th September 1981 at a rental of £25 per annum exclusive without review. The landlord insures the property and then recharges the lessee the appropriate apportioned cost thereof. The long-leaseholder, Vanraj and Vanit Odedra, sub-lets this area to Tajinder Singh for use as a convenience store on a full repairing and insuring lease for a term of fifteen years from the 14th November 2006.

The first floor, as indicated, is vacant.

PRICE

Offers in the region of £85,000, exclusive of VAT if applicable, are invited for the benefit of the freehold interest in the property.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the 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, the existing long-leasehold interest, the sub-tenancy and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION OF THE NON-TENANTED PARTS WILL BE GIVEN ON COMPLETION.

BP/3909

11/11/15

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