

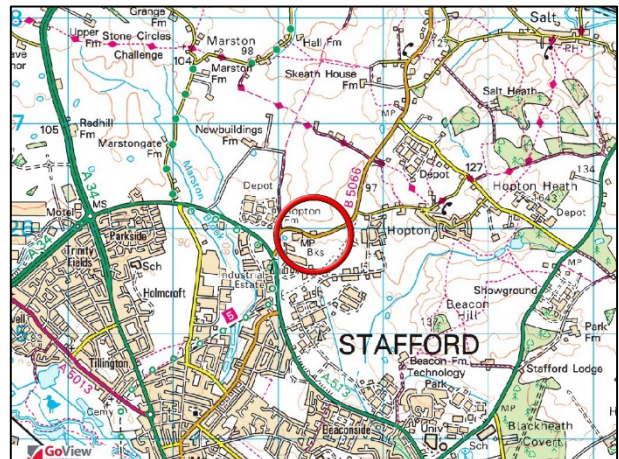
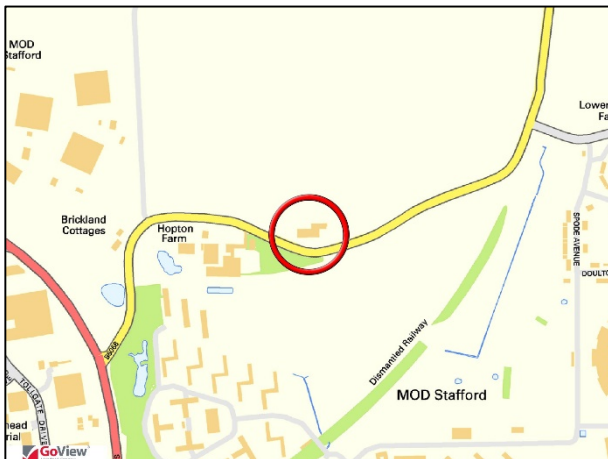


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Showroom and Workshop Units To Let in Stafford



- **Units Nos. 1-5, Hopton Garage, Sandon Road, Hopton, Stafford, Staffordshire, ST18 9TH**
- Floor areas available from 625 sq.ft. (58.06 sq.m.) to 8,130 sq.ft. (755.26 sq.m.)
- Prominent vehicle showroom and workshop space
- Surplus to current operational requirements
- Located approximately three miles north of Stafford
- Would suit a variety of retail and workshop uses subject to planning consent
- Generous parking/display area for approximately 50 vehicles

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LOCATION

The property is prominently situated on the north side of the B5066 Sandon Road between its junctions with Hopton Lane and the A513 Eastern Distributor road (Beaconside), the latter linking to the A34 about two miles to the west and Junction 14 of the M6 Motorway at Creswell, approximately two and a half miles distant. Stafford town centre is about three miles distant.

DESCRIPTION

The property has been used for garage purposes over a number of years with various units providing showroom, workshop, valeting and storage areas with external vehicle display and parking spaces for approximately fifty vehicles.

Various component parts are now surplus to operational requirements and are available as individual units capable of accommodating a variety of retail, workshop and storage purposes, particularly suiting motor trade related uses or those requiring substantial parking facilities, albeit subject to any planning consent required by the relevant local authority.

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

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
1	Showroom including partitioned offices	2,425	225.28
2	Workshop	2,780	258.26
3	Valeting bay	905	84.07
4	Workshop/bodyshop	1,395	129.59
5	Stores	625	58.06
	Shared washroom/staffroom and WC facilities	-	-
	TOTAL AVAILABLE GROSS FLOOR AREA	8,130	755.26

EXTERNAL forecourt and rear parking and hardstanding areas surfaced in tarmacadam.

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed as a single entity with a rateable value of £33,250. The individual units are to be separately re-assessed on letting. 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 into any commitment that relies on their accuracy. Following separate re-assessment, it is likely that, with the exception of the showroom (Unit No. 1), the individual units, subject to certain qualifying criteria, will be rates free from March 2017.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 139 within Band F. A full certificate with recommendations will be provided on request.

TERMS

The units are available either separately or in combinations on new full repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenants the apportioned cost thereof. A service charge is also levied to cover the cost of the upkeep of the common areas.

RENTS

Unit No. 1 - £12,000 per annum

Unit No. 2 - Let

Unit No. 3 - £4,500 per annum

Unit No. 4 - £6,950 per annum

Unit No. 5 - £2,500 per annum

The quoted rentals are exclusive of rates, and VAT if applicable.

LEGAL COSTS

The parties are to be responsible for their own legal costs incurred in the preparation of the leases and the counterpart leases, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The units are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3920

20/02/17

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