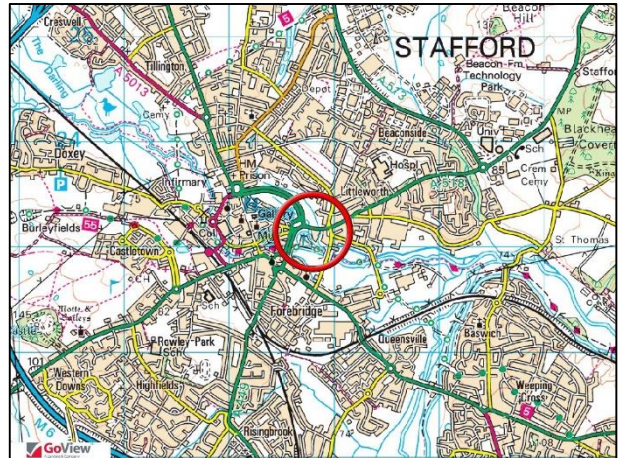




## Prominently Situated Retail/Trade Counter Premises To Let in Stafford



- **Ground Floor, Anson House, Lammascote Road, Stafford, Staffordshire, ST16 3TA**
- **3,600 sq.ft. (334.45 sq.m.)**
- **Main road position with on-site car parking**
- **Close to Asda and Stafford Leisure Centre**
- **Currently used as a bathroom showroom**
- **Suitable for a variety of alternative purposes**

## LOCATION

The property is prominently situated on the south side of Lammascote Road, between its junctions with Queensway and Riverway, and on the fringe of Stafford town centre. Asda and the local authority-operated Stafford Leisure Centre are located in the immediate vicinity.

## DESCRIPTION

The premises form part of a two-storey flat-roofed brick building sited in a prominent main road position and provide a ground floor showroom with a glazed customer access point along with ancillary warehouse space and the benefit of customer car parking within an enclosed rear yard area. The first floor is self-contained and occupied as offices by Staffordshire County Council with use of the forecourt parking area and a garage.

The warehouse part, which has eaves heights of 11ft. 4ins. (3.47m.) and 13ft. (3.96m.), is accessed for loading and unloading purposes by way of manually-operated folding shutter doors each approximately 11ft. 6ins.(3.50m) wide by 11ft. 6ins. (3.5m) high over a raised concrete deck and with the customer entrance protected by an electrically-operated roller shutter door.

The available accommodation has previously been used as a bathroom showroom but would be suitable for a wide variety of alternative retail and trade counter purposes, subject to any planning consent considered appropriate by the relevant local authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
<b>GROUND FLOOR</b>	Showroom including partitioned office and store	2,760	256.41
	Male and Female WC facilities	-	-
	Warehouse	840	78.04
<b>TOTAL NET FLOOR AREA</b>		<b>3,600</b>	<b>334.45</b>
<b>EXTERNAL</b> tarmac surfaced car parking area enclosed by way of metal security fencing with vehicular access from Lammascote Road via a shared side driveway.			

## SERVICES

All mains services are connected. The premises are centrally-heated by radiators supplemented by electric warm-air units.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £10,500 with uniform business rates payable of £4,945.50 for the year ending March 2016.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 58 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£18,000** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at three yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. The central heating system is used in common with the tenant of the first floor and a charge provision will accordingly apply to cover the appropriate apportioned cost.

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3892

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