

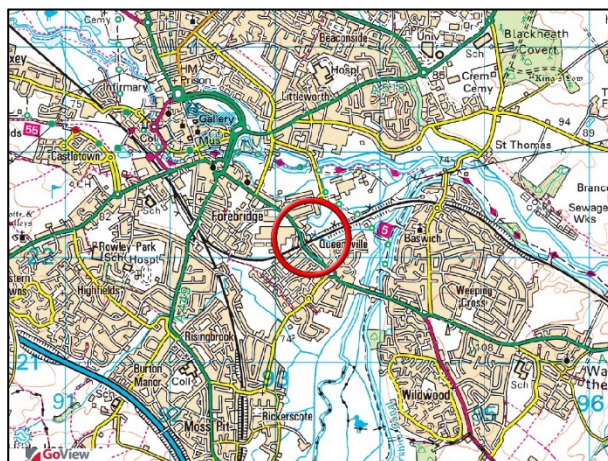


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Office and Workshop Premises with Yardage To Let in Stafford



- **The Former Davies Motors Site at the rear of No. 106 Lichfield Road, Queensville, Stafford, Staffordshire, ST17 4LP**
- 3,165 sq.ft. (294.03 sq.m.) on 1.02 acres (0.41 hectares) excluding access roadway
- Providing office, vehicle workshop and storage space
- Yardage extending to 0.5 acres (0.20 hectares)
- Previously used for vehicle recovery and repair purposes
- Would suit a variety of alternative uses subject to planning consent
- Generous surfaced parking/open storage area

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## LOCATION

The property is situated on the east side of the A34 Lichfield Road at Queensville, between its junctions with Queensville Avenue and Ampleforth Drive approximately one mile south-east from Stafford town centre and about three miles from Junction 13 of the M6 Motorway at Acton Gate.

## DESCRIPTION

The property has been used for motor vehicle repair and recovery purposes for some years and comprises a number of separate buildings providing workshop, storage and office space with extensive surfaced yardage suitable for parking and open storage purposes and extending to about 0.5 acres (0.20 hectares).

The site is now surplus to operational requirements and would suit either similar motor trade related uses or those requiring substantial parking facilities, subject to any planning consent required by the relevant local authority, and the availability of the premises provides an ideal opportunity for a tenant to acquire a type of property in short supply in this area.

As an alternative, the owners are prepared to consider the division of the site into smaller areas for separate letting purposes, details of which will be provided on request. The owners are retaining the use of Office Building No. 1 for their own operational purposes.

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

BUILDING NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
1	<b>OFFICE BUILDING NO. 1</b> of single-storey Portakabin-type construction providing a single open-plan office.	-	-
2	<b>OFFICE BUILDING NO. 2</b> of single-storey Portakabin-type construction providing an open-plan office, two further partitioned offices and a kitchen.	765	71.07
3	<b>AMENITY BUILDING</b> of single-storey concrete panel construction with felt covered roof providing a drivers' mess room facility.	145	13.47
4	<b>WORKSHOP OFFICE BUILDING</b> of single-storey brick construction with felt-covering roof providing a single office.	170	15.79
5	<b>WORKSHOP BUILDING</b> of single-storey blockwork construction with lined roof in cement sheeting with translucent panels providing natural lighting and floor in concrete. The height to the eaves is 13ft. (3.96m.) and vehicular access is by way of a manually-operated roller shutter door 10ft. 9ins. (3.27m.) high by 12ft. (3.65m.) wide. Two vehicle ramps and a kitchen area are in situ.	2,085	193.70
6	<b>TOILET BLOCK</b> of single-storey blockwork construction with flat roof in felt providing male, female and disabled WC facilities.	-	-
	<b>TOTAL GROSS FLOOR AREA</b>	<b>3,165</b>	<b>294.03</b>
<b>EXTERNAL</b> driveway access from Queensville with parking/open storage area surfaced in concrete, stone and tarmac with site enclosed with palisade fencing. Separate secure compound area. Container providing overspill storage. Two lock-up garages providing a total gross floor area of 700 sq.ft. (65.03 sq.m.)			

## SERVICES

Mains water, electricity, including a three-phase supply, and drainage are connected. The toilet block is centrally-heated by hot water radiators fed by a propane gas-fired Main Combi boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £19,250 with an estimated uniform business rates payable of £9,451.75 for the year ending in March 2020. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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.

## 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.

## TERMS

The property is available on a new full repairing lease for term to be agreed at a rental of **£22,500** per annum, exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the appropriate cost thereof.

## 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 premises are offered subject to contract and to being unlet.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4015** 07.09.2019

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