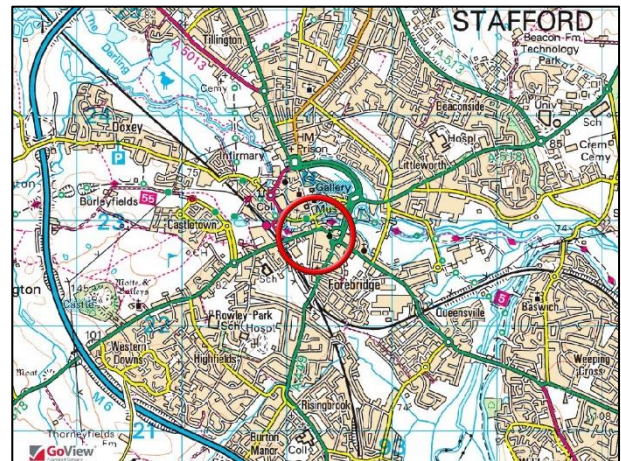
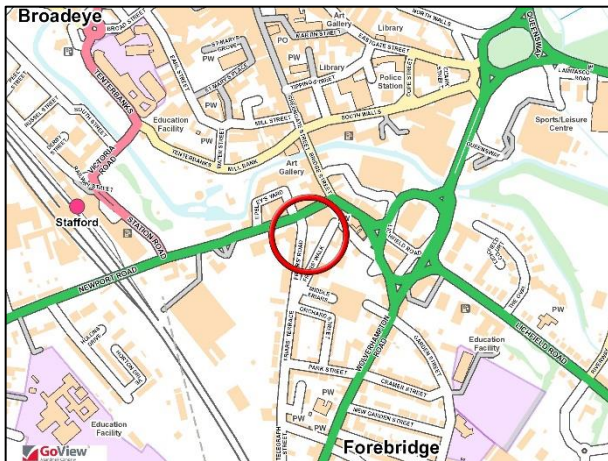
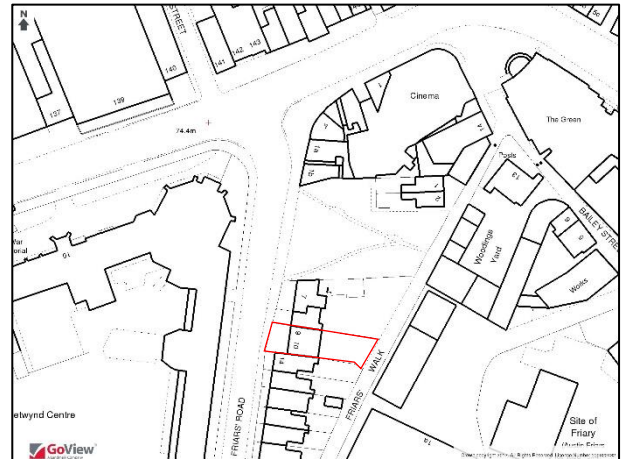




## Prominently Situated Office Building For Sale by Private Treaty in Stafford



- **Nos. 9-10 Friars Road, Stafford, Staffordshire, ST17 4AA**
- **1,230 sq.ft. (114.27 sq.m.)**
- **Private parking at rear for five vehicles**
- **Close to Stafford Town Centre and Railway Station**
- **Immediately available**
- **Infrequent opportunity to purchase freehold town centre office building**
- **Potential residential conversion prospect subject to planning consent**
- **Rates free from April 2017, subject to qualification**

## LOCATION

The property is prominently situated on the fringe of Stafford Town Centre on the east side of Friars Road between its junctions with the A518 Newport Road and Friars Walk. The town's main-line railway station providing InterCity links throughout the national rail network is nearby and Junction 13 of the M6 Motorway is approximately three miles distant via the A449 Wolverhampton Road. The area is characterised by a mixture of offices, Victorian housing, an educational establishment, retail outlets, including a Tesco supermarket, and leisure uses.

## DESCRIPTION

Originally two separate properties, the premises have been combined for historic use as one and comprise a two-storey building of brick and tile construction providing centrally heated offices at ground and first floor levels together with car parking space at the rear.

The availability of the property is likely to prove particularly attractive to those professional and commercial office users looking to acquire a freehold base conveniently located in terms of communication links and may also be of interest to parties looking to create an investment opportunity or a residential conversion possibility.

**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.)
9	GROUND	Entrance lobby/Office	85	7.90
		Office	115	10.68
		Store	45	4.18
		Kitchen WC	65	6.04
FIRST	Office	205	19.04	
	Office	130	12.08	
10	GROUND	Entrance lobby/reception office	175	16.26
		Office	85	7.90
		Kitchen/staffroom	110	10.22
	FIRST	Office	130	12.08
Store		20	1.86	
Office	65	6.04		
WC	-	-		
<b>TOTAL NET FLOOR AREA</b>			<b>1,230</b>	<b>114.28</b>
<b>EXTERNAL</b> forecourt. Car parking area at rear providing five spaces surfaced in concrete and tarmacadam with vehicular access from Friars Walk.				

## SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a Worcester Combi gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £9,800 with no uniform business rates payable for the year ending March 2018, subject to certain criteria. 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 89 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£179,000** are invited for the benefit of the freehold interest in the property. VAT is not applicable in this instance.

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agent's Stafford Offices.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4026** 26/07/17 Revd. 09.08.17

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