



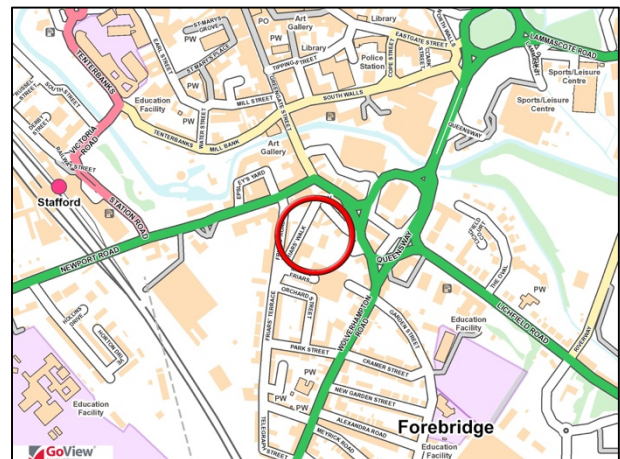
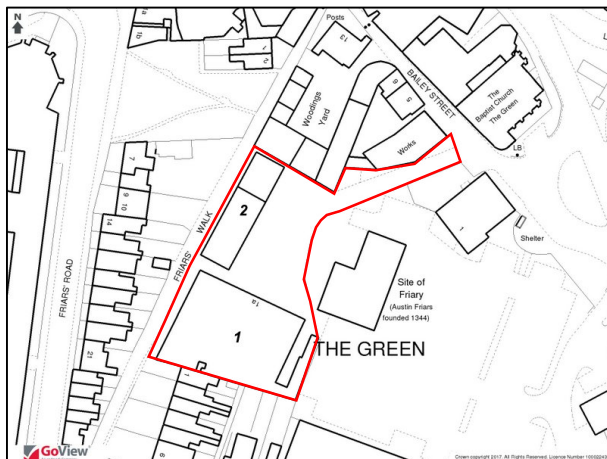
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF STAFFORDSHIRE COUNTY COUNCIL

## **Former Council Depot with Development Potential For Sale in Stafford**



- **No. 1a Bailey Street, Stafford, Staffordshire, ST17 4BG**
- 11,030 sq.ft. (1,024.66 sq.m.) on 0.53 acres (0.22 hectares) excluding access roadway
- Accommodation provides extensive office, workshop and storage space
- Previously used as a Council depot
- Town centre location
- Would suit a variety of alternative uses subject to planning consent
- Development and investment potential

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## LOCATION

The property is situated at the southern end of the town centre on the south side of Bailey Street, just off the A34 Lichfield Road, close to its junction with the A518 Newport Road and with frontage to Friars Walk at the rear. Junction 13 of the M6 Motorway is about three miles away to the south at Acton Gate with Junction 14 about approximately two miles to the north at Creswell. Stafford's main line station providing inter-city connections to the national rail network is close by. The area is characterised by a mixture of shopping, residential, community and leisure uses with an adjacent small retail park immediately adjacent.

## DESCRIPTION

The property has been used as a council depot for some years and provides workshop, warehouse and office space along with surfaced yardage suitable for parking and open storage purposes, the whole occupying a site extending to about 0.58 acres (0.23 hectares) including the access driveway.

The premises are now surplus to operational requirements and, subject to any planning consent required by the relevant local authority, would suit either motor trade related users, other workshop uses or those operations requiring generous parking facilities. The availability of the property provides an ideal opportunity for a purchaser interested in acquiring a site suitable for owner occupier, development or investment 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>WORKSHOP NO. 1</b> of single-storey brick construction with felt-covered timber lined roof with glazing panels providing natural lighting, floor in concrete, an eaves height of 13ft. 6ins (4.12m.) and vehicular access by way of a manually-operated roller shutter door 14ft. (4.27m.) wide by 11ft. 9ins. (3.58m.) high. The accommodation includes a partitioned office and storeroom.	3,140	291.70
	<b>WORKSHOP NO. 2</b> linked to the above and also of single-storey brick construction with felt-covered timber lined roof, two partitioned offices and vehicular access by way of a sliding timber door 10ft. 11ins. (3.33m.) wide by 9ft. 1ins. (2.77m.) high. Four further offices, a staffroom and male and female WC facilities are at the rear.	2,125	197.41
	<b>OFFICE BUILDING</b> linked to the above and of two-storey brick construction with a roof in tile providing seven rooms on the ground floor and, at first floor level, four further rooms together with male, female and staffroom facilities.	2,955	274.51
2	<b>OFFICE, WAREHOUSE/WORKSHOP BUILDING</b> of single-storey steel-framed brick and protected metal sheet clad construction with roof also in sheeting and floor in concrete. The height to the eaves is 11ft. 5ins. (3.48m.) and vehicular access is by way of two manually-operated and two electrically-operated roller shutter doors, each 9ft. 9ins. (2.97m.) wide by 9ft. 1ins. (2.77m.) high. The accommodation provides three offices and three separate storage/workshop areas with kitchen and WC facilities together with additional mezzanine floor storage space.	2,810	261.04
	<b>TOTAL GROSS FLOOR AREA</b>	<b>11,030</b>	<b>1,024.66</b>
<b>EXTERNAL</b> driveway access from Bailey Street secured by double metal gates with secondary pedestrian access from Friars Walk. Forecourt parking area surfaced in tarmac and enclosed by brick walling. Range of outbuildings of single-storey brick and tile construction providing three small storage areas extending to 485 sq.ft. (45.05 sq.m.).			

## SERVICES

Mains water, electricity, including a three-phase supply to the workshop areas, and drainage are connected. Workshop No. 1 is heated by suspended electric fans. Most of the remainder of the accommodation is heated by electric convectors.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £40,000 with an estimated uniform business rates payable of £19,160 for the year ending in March 2018. 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.

## TOWN PLANNING

No consultations with the local planning authority have been undertaken and prospective purchasers are accordingly advised to direct enquiries regarding the future use or development of the property to Stafford Borough Council's Planning Department. Tel: 01785 619337. Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk).

## PRICE

Offers in the region of **£400,000** are invited for the benefit of the freehold interest. 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 Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The property is freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided during the pre-contract enquiry process.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/4029

03.10.2017

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