

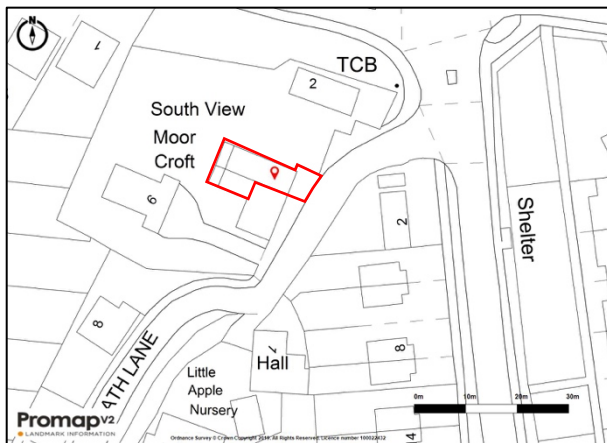


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Freehold
Retail/Commercial Building
For Sale
in
Hixon
Stafford**



- **No. 4a Bath Lane, Hixon, Stafford, Staffordshire, ST18 0FG**
- **865 sq.ft. (80.36 sq.m.)**
- **Previously used for retailing purposes**
- **Suitable for non-retail/general business use subject to planning consent**
- **Early availability**
- **Central village location**
- **Rates free subject to occupier qualifying criteria**
- **Possibility of letting**

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LOCATION

The property is situated on the west side of Bath Lane close to its junction with Church Lane and in the centre of Hixon, a large village located approximately seven miles north-east from Stafford and Junction 14 of the M6 Motorway. The A51 trunk road links Hixon with Rugeley six miles to the south-east and with Stone, which is about seven miles to the north-west. Uttoxeter is approximately nine miles distant to the north-east.

DESCRIPTION

The property comprises a single-storey building forming part of a block of two and is of brick and blockwork construction with a pitched roof in cement sheeting and a timber-framed glazed shop front.

The premises were previously used for the sale of pet supplies and for dog grooming but would be suitable for a wide variety of alternative retail purposes or for another commercial use subject to any planning consent considered appropriate by the relevant local authority.

The building might be of interest to prospective purchasers who require a retail, office or storage facility in an area that has a substantial manufacturing and warehousing base and enjoys excellent communications links with a number of major Mid-Staffordshire towns.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area including storage and WC facilities	865	80.36
TOTAL NET FLOOR AREA		865	80.36
EXTERNAL forecourt parking area surfaced in tarmac. Yard area at side and rear surfaced in concrete and enclosed by concrete post and timber panel fencing.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £4,600 with no uniform business rates payable for the year ending March 2021 subject to certain qualifying criteria. 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 125 within Band E. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£55,000**, exclusive of VAT if applicable, are invited for the benefit of freehold interest. As an alternative, the owner would consider the letting of the premises on terms to be agreed.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford offices.

The property is understood to be freehold and is 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/4069

12.07.2020