



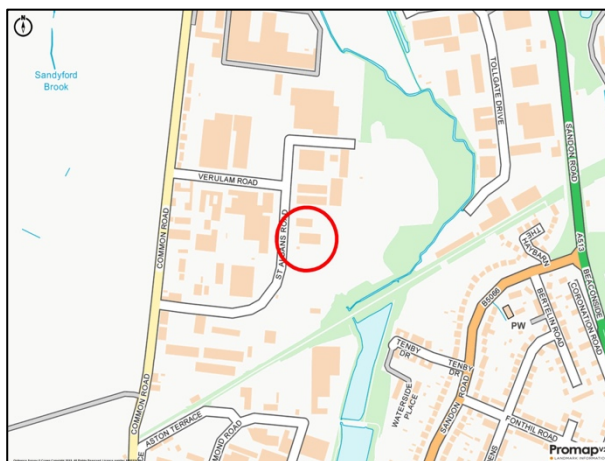
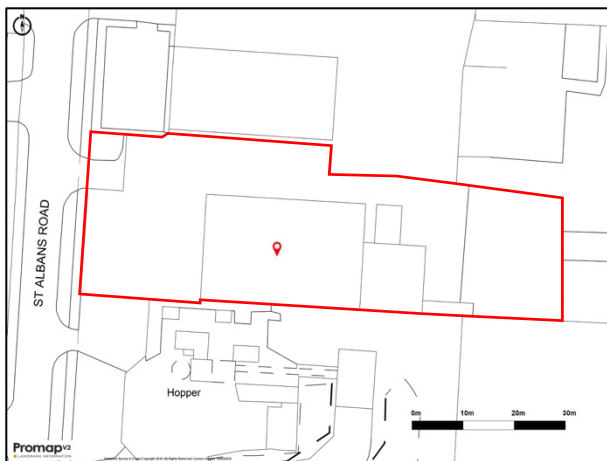
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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AVAILABLE DUE TO RELOCATION

**Prestige Showroom, Office
and Workshop Premises
For Sale
in
Stafford**



- **Vogue House, St Alban's Road, Stafford, Staffordshire, ST16 3DR**
- 8,420 sq.ft. (782.24 sq.m.) on 0.60 acre (0.24 hectare) site
- Additional mezzanine space extending to 1,660 sq.ft. (154.21 sq.m.)
- Accommodation provides high quality showroom, office and workshop facilities
- Open storage space at rear with further development potential
- Cranage installed
- Junction 14, M6, one and a half miles distant
- Ideal opportunity for potential owner-occupier, investor or developer

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LOCATION

The property is prominently situated on a well-established industrial estate on the east side of St Albans Road, close to its junction with Verulam Road and approximately two miles north from the Town Centre. Junction 14 of the M6 Motorway is about one and a half miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property is formed by a single-storey showroom linked to a workshop building, includes additional office and storage space at mezzanine level, occupies a site extending to 0.60 acres (0.24 hectares) providing surfaced open storage facilities and with two further workshop buildings at the rear.

The premises have been used for a number of years for the sale, storage and modification of prestige motor vehicles but are now surplus to requirements following expansion plans elsewhere and would be suitable for a wide variety of alternative manufacturing, showroom and storage purposes, particularly those requiring extensive open storage space.

The availability of the property provides an ideal opportunity for a purchaser interested in acquiring a site suitable for owner occupier, investment and further development in a market currently characterised by limited supply options.

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

DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
SHOWROOM, OFFICE AND WORKSHOP BUILDING of single-storey steel-frame construction with part brick, part sheet clad and part glazed elevations, roof in cement sheeting with translucent panels providing natural lighting and floor in reinforced concrete. The height to the eaves is 24ft. (7.32m.) and vehicular access is by way of a sliding shutter door 16ft. (4.97m.) wide by 15ft.2ins (4.63m.) high. The accommodation includes a paint store, messroom, and works WC. The showroom, which is currently used for vehicle display purposes, extends to 2,210 sq.ft. (205.31 sq.m.) and includes an office and staff WC. A mezzanine floor provides a management office, meeting room with refreshment area, two works offices and ancillary storage space.	6,425	596.90
ANCILLARY WORKSHOP NO. 1 at rear and of single-storey steel-frame construction with block and protected metal sheet clad elevations, roof in cement sheeting and floor in concrete. The height to the eaves is 12ft. 3ins. (3.73m.) and vehicular access is by way of a manually-operated roller shutter door 9ft.10ins. (3.02m.) wide by 10ft.2ins. (3.11m.) high.	1,660	154.21
ANCILLARY WORKSHOP NO. 2 of single-storey demountable metal sheet construction with floor in concrete and access by way of a roller shutter door 16ft. (4.88m.) wide by 9ft. 92.74m.) high.	1,580	146.78
ANCILLARY WORKSHOP NO. 2 of single-storey demountable metal sheet construction with floor in concrete and access by way of a roller shutter door 16ft. (4.88m.) wide by 9ft. 92.74m.) high.	415	38.55
TOTAL GROSS FLOOR AREA	10,080	936.44
EXTERNAL forecourt and side parking area surfaced in tarmac leading to rear yard area surfaced in concrete and chippings with vehicular access from St Albans Road by way of double swing gates. Galvanised palisade fencing on three sides. Enclosed secure compound area.		

SERVICES

Mains water, electricity, including a three-phase power supply to the workshop areas, and drainage are connected. A Fellows-Stringer full length travelling crane is installed with a lifting capacity of 10 tons. This is not tested, certificated or currently used. The showroom and part of the mezzanine area is centrally heated by hot water radiators fed by a Mistral gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £34,000 with an estimated uniform business rates payable of £16,694 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 local authority 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 61 within Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£499,000** are invited for the benefit of the freehold interest. VAT is applicable in this instance.

LEGAL COSTS

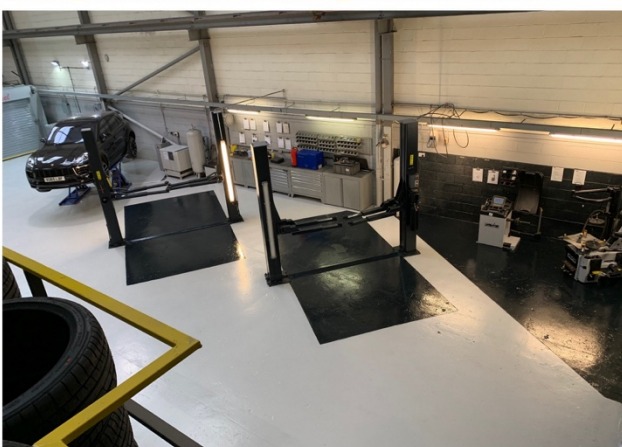
Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT due thereon.

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 as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



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