

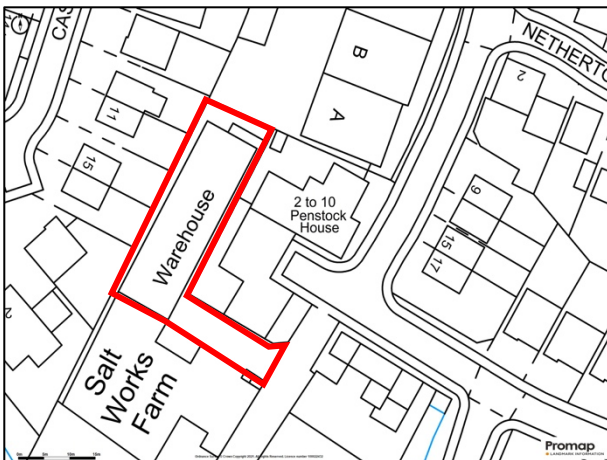


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Office and Warehouse Building
For Sale
in
Weston
Stafford**



- **Unit No. 1, Salt Works Lane, Weston, Stafford, Staffordshire, ST18 0JE**
- **3,935 sq.ft. (365.56 sq.m.)**
- **Includes office space**
- **Detached building**
- **Conveniently located**
- **Weighbridge**
- **Concrete forecourt**
- **Good transport access to Stafford and Rugeley**

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LOCATION

The property is situated on the north side of Salt Works Lane just off Green Road and close to the centre of Weston, a village located at the junction of the A518 Uttoxeter Road with the A51 Stone-Rugeley Road, approximately five miles from Stafford, eight miles from Rugeley, six miles from Stone and with access to the M6 Motorway at Junction 14 about seven miles distant.

DESCRIPTION

The property comprises a single-storey steel-framed building with brick elevations, roof in cement sheeting with translucent panels providing natural lighting and floor in concrete. The height to the eaves is 10ft.9ins. (3.28m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 14ft.5ins. (4.34m.) wide by 13ft.1ins. (4.00m.) high over a surfaced forecourt.

The premises incorporate office accommodation and would be suitable for a wide variety of storage purposes or possibly for light industrial use subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse including offices together with male and female WC facilities.	3,935	365.56
TOTAL GROSS FLOOR AREA		3,935	365.56
EXTERNAL - Driveway access via double swing gates from Salt Works Lane to forecourt vehicle parking and servicing area surfaced in concrete. Surface-mounted diesel fuel tank with 2,500 litre capacity. Weighbridge (subject to recommissioning). Site largely enclosed by timber panel fencing.			

SERVICES

Mains water and electricity, including a three-phase power supply, are connected. Drainage is to a septic tank. The accommodation is part centrally-heated by hot water radiators fed by an oil-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £7,500 with no uniform business rates payable for the year ending March 2022 subject to occupier qualification. 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 74 within Band C. Copies of the relevant certificate and recommendations report will be provided on request.

TERMS

Offers in the region of **£150,000** 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 transaction together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors at the pre-contract enquiry stage of the legal process. The second photograph included in these particulars is a side view over an adjoining ownership.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4180

25.10.2021