



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prominently Situated
Office Building
For Sale
in
Stafford**



- **Burnden House, No. 150 Weston Road, Stafford, Staffordshire, ST16 3RS**
- **1,645 sq.ft. (152.82 sq.m.)**
- **Centrally heated**
- **Part air-conditioned**
- **Forecourt and rear parking**
- **Good access to town centre and M6 motorway**
- **Possibly suitable for health/therapy service providers**
- **Potential development opportunity**
- **Previously a dwelling house and potential for conversion back to residential use**

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LOCATION

Burden House is situated on the south side of the A518 Weston at its junction with Copper Glade approximately three quarters of a mile east from Stafford town centre and close to the County Hospital. Junction 14 of the M6 Motorway is about two 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 also lies on the West Coast line thereby benefitting from the town's rapid rail links with London and the north.

DESCRIPTION

Burden House is a detached two-storey brick and tile building and provides cellular office accommodation on the ground and first floors with additional cellar space and the benefit of a large forecourt and rear parking area.

The premises are centrally heated, carpeted and have blinds, dado trunking and Category II lighting fitted. Some of the ground floor rooms are equipped with handbasins and air-conditioning.

The availability of the property offers an ideal opportunity for a purchaser looking to acquire premises in a highly accessible fringe of town centre location, particularly those looking to provide therapy or other health-related services or to convert the building back to a dwelling house.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance hall	-	-
	Disabled WC facility	-	-
	Office No. 1	75	6.96
	Office/Treatment Room No. 2	130	12.07
	Office/Treatment Room No. 3	175	16.25
	Office/Treatment Room No. 4	240	22.29
FIRST	Office No. 5	175	16.25
	Staffroom/Kitchen	95	8.82
	Office No. 6	140	13.00
	WC/Shower facility	-	-
	Utility Room	45	4.18
	Server Room	15	1.39
	Office No. 7	140	13.00
CELLAR	Office No. 8	240	22.29
	Office No. 9	175	16.25
CELLAR	Storage	-	-
TOTAL NET FLOOR AREA		1,645	152.75

EXTERNAL driveway access from Weston Road secured by single swing gate. Forecourt parking area surfaced in tarmac with stone surfaced additional parking at rear. Landscaped parts. Site bounded by concrete and timber panel fencing on three sides.

SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by a Baxi gas-fired boiler located in the first floor utility room. Three of the ground floor rooms and the server room have air-conditioning units fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £14,750 with an estimated uniform business rates payable of £7,360.25 per annum for the year ending in March 2022. 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 73 in Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in excess of **£250,000**, exclusive of VAT if applicable, are invited for the benefit of the freehold interest.

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 Agents' 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 at the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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