

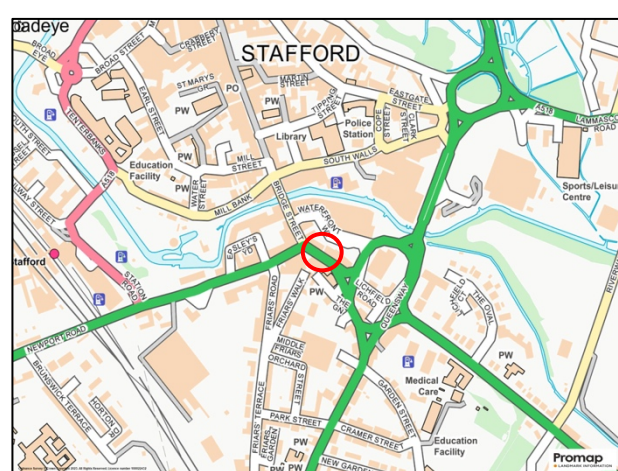
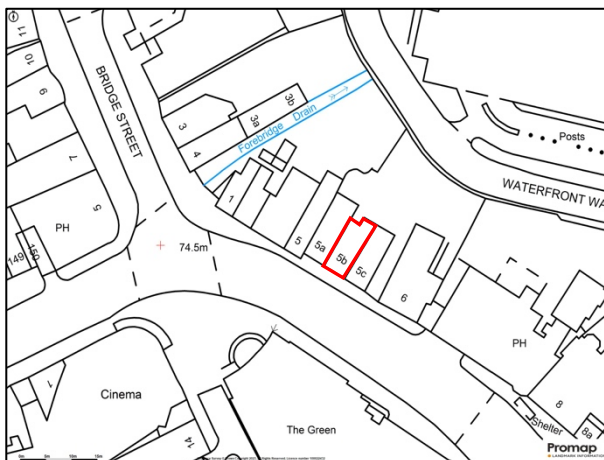


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Retail Premises
For Sale
in
Stafford Town Centre**



- **No. 5b Lichfield Road, Stafford, Staffordshire, ST16 4JX**
- **375 sq.ft. (34.83 sq.m.)**
- **Fringe main road location**
- **Suitable for a variety of retail or non-retail uses**
- **Currently partitioned to provide a treatment room**
- **Available for early occupation**
- **Close to light-controlled pedestrian crossing**
- **Variety of niche retailers close by**
- **Rates free subject to occupier qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated in a well-established trading area in Stafford town centre on the north side of Lichfield Road close to its junctions with Bridge Street and Newport Road. The immediate vicinity is dominated by a mixture of niche retailing, licensed and catering outlets and other commercial uses.

DESCRIPTION

The premises comprise a mid-terraced single-storey flat-roofed brick building providing a double-fronted lock-up retail unit with a timber and glazed display frontage previously used as a scanning clinic and partitioned to provide a reception/waiting area and a treatment room.

The accommodation would be suitable for a wide variety of retail purposes or for a non-retail 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	Retail area including partitioned treatment room and store	375	34.83
	Toilet facility	-	-
	Lean-to store	-	-
	TOTAL NET FLOOR AREA	375	34.83
EXTERNAL rear servicing with vehicular access via a shared side drive.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £5,200 with no uniform business rates payable for the year ending March 2024 subject to certain tenant qualifying criteria. 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 the property indicates an Asset Rating of 72 within Band C. A full certificate with recommendations will be provided on request.

TERMS

Offers in the region of **£80,000** 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 transaction, together with any Stamp Duty and 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 by the vendor's solicitor at the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4223

16.08.2023