

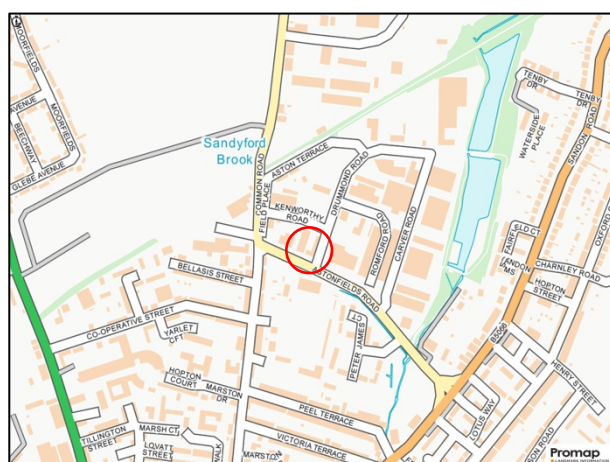
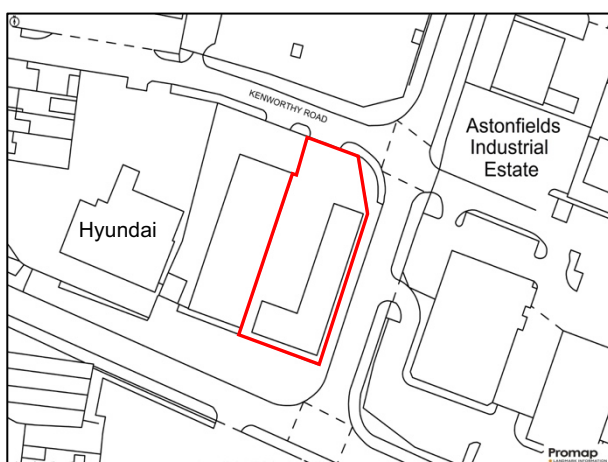


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Freehold
Warehouse/Industrial/Workshop Premises
For Sale
in
Stafford**



- **Units Nos. 1 & 2, Kenworthy Road, Astonfields Industrial Estate, Astonfields, Stafford, Staffordshire, ST16 3DY**
- **4,320 sq.ft. (401.33 sq.m.)**
- **Corner position**
- **Well-established business estate**
- **Previously used for motor trade purposes**
- **Close to Kia, Hyundai, Dacia, Fiat, Renault and Volkswagen main dealers**
- **Enclosed secure yardage**

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 on the north side of Astonfields Road at its junctions with Drummond Road and Kenworthy Road on one of the town's main business estates located one mile north from the centre of Stafford and about two miles from Junction 14 of the M6 Motorway. The M6 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 through its connection with the M5. The immediate area is characterised by a number of main car dealer showrooms along with other motor trade-related users and industrial and warehouse operators.

DESCRIPTION

The property comprises two single-storey industrial/workshop units linked by a reception, office and welfare building and of largely cavity brick construction with part protected metal sheet clad elevations, roofs in coated sheeting with translucent panels providing natural lighting and floors in concrete.

The heights to the eaves are 16ft.4ins. (4.98m.) and 16ft. 8ins. (5.06m.) and access for loading and unloading purposes is by way of two manually-operated concertina shutter doors 10ft. (3.05m.) wide by 10ft. (3.05m.) high and 27ft. (8.23m.) wide by 10ft. (3.05m.) high and one electrically-operated roller shutter door 22ft. (6.71m.) wide by 13ft.10ins. (4.24m.) high over secure surfaced yardage.

Previously used for motor vehicle storage and repair workshop purposes, the property would be suitable for a wide variety of commercial uses subject to any planning consent considered appropriate by the local authority and its availability offers an infrequent opportunity for a potential owner occupier to acquire a freehold interest.

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

UNIT NO.	DESCRIPTION	SQ.FT.	SQ.M.
1	Production/storage/workshop area including reception two offices, staff room and toilet	1,840	170.94
2	Production/storage/workshop area including store and toilet	2,480	230.39
TOTAL GROSS FLOOR AREA		4,320	401.33
EXTERNAL enclosed yard area surfaced in tarmacadam and concrete, bounded by concrete post and wire mesh fencing with vehicular access from Kenworthy Road via double swing gates.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value for Unit No. 1 has been assessed at £9,600 and £10,250 for Unit No. 2. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council Business Rates department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate for this property indicates an Asset rating of 214 within Band G. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of £450,000 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 premises are offered subject to contract and to being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3471

09.11.2022