PROMINENT ROADSIDE SHOWROOM



RENT:
PRICE
ON APPLICATION

PROMINENTLY LOCATED FORMER CAR SHOWROOM FRONTING ONTO THE A513

MILFORD RD, WALTON ON THE HILL, STAFFORD, STAFFORDSHIRE ST17 0JX

- Site area 0.22 hectares (0.54 acres)
- Showroom accommodation and parking, suitable for a variety of uses
- Former showroom and ancillaries extending to 508.65 sq m (5,475 sq ft)
- Large forecourt/parking area to the side of the building
- High profile location on the A513 Milford Road
- Available on a new tenants full repairing and insuring lease

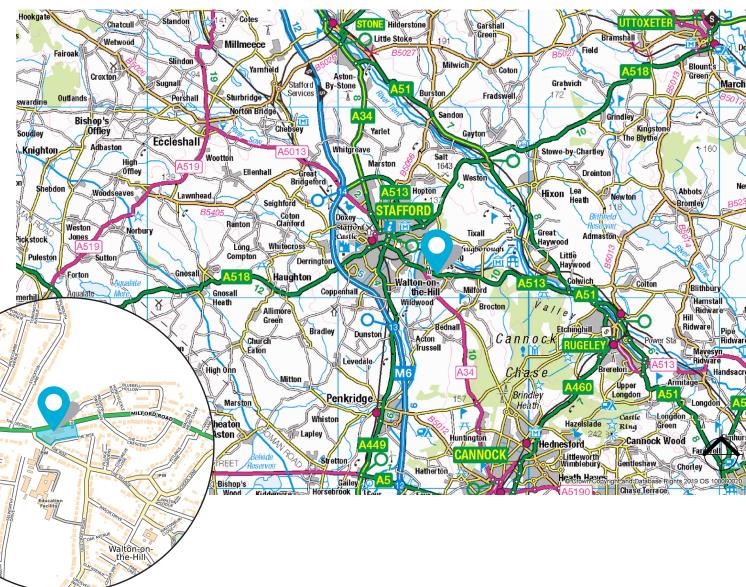
SITUATION

The property enjoys a prominent roadside position at the junction Milford Road and The Rise. The high profile location of the property means that it would lend itself to a variety of alternate uses, subject to planning.

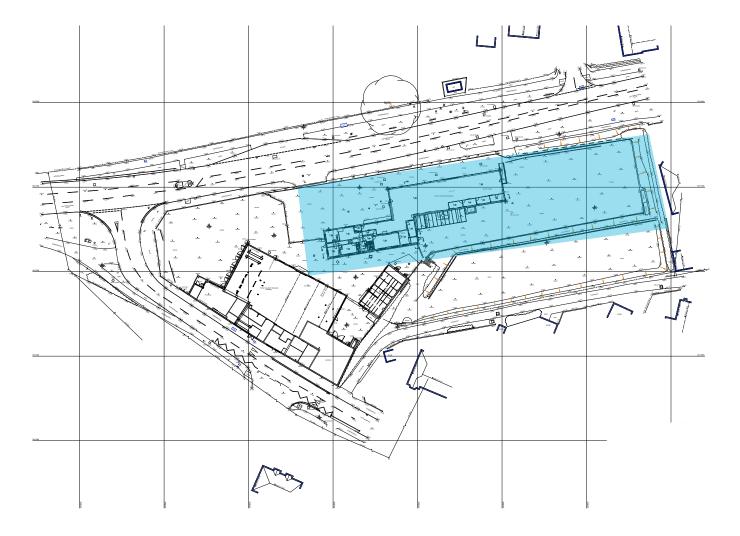
The property is located in a predominantly residential area close to Walton High School and Berkswich Methodist Church. The property is located approximately 2.7 miles South East of Stafford town centre.

It is positioned a short distance from the M6 providing access to the national motorway network. Stafford has a population in excess of 68,472 people. Stafford Railway station provides direct access to Crewe, Birmingham and London.

Hillcroft Park



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DESCRIPTION

The property is currently arranged to provide a former car showroom, but would lend itself to a variety of uses, subject to statutory consents. The property sits on a site area of approximately 0.22 hectares (0.54 acres).

The property is currently arranged to provide a high quality showroom with office and welfare facilities. Total Gross Internal Floor Area of approximately 508.65 sq m (5,475 sq ft).

The property is of steel constriction with a glazed frontage and brick elevations at the rear. The front and side elevations creating the showroom are full height glazing. The site would suit a range of commercial uses (subject to statutory consents).

The showroom is fitted to a high specification throughout with suspended ceilings, extensive lighting and an air con system. Offset from the showroom, there is customer welfare facilities and office accommodation.

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ACCOMMODATION

(All measurements are approximate - The measurements are on a Gross Internal Floor Area basis.)

| | SQ FT | MSQ |
|---------------------|-------|--------|
| GROSS INTERNAL AREA | 5,475 | 508.65 |

VAT

 $\label{prospective} \mbox{Prospective parties should rely on their own enquiries.}$

We are advised that the property is elected for VAT.

PLANNING

Prospective tenants should make their own enquiries to the local planning authority.

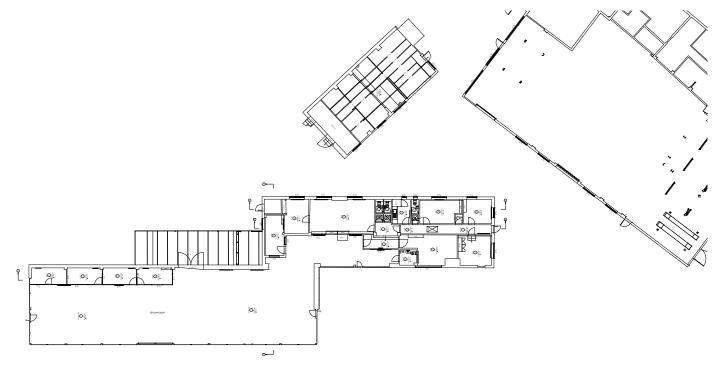
It is understood that the property falls under Sui Generis (car showroom) as defined by the Town and Country planning use classes order 1987.

The property would lend itself to a variety of alternative commercial uses subject to statutory consents.

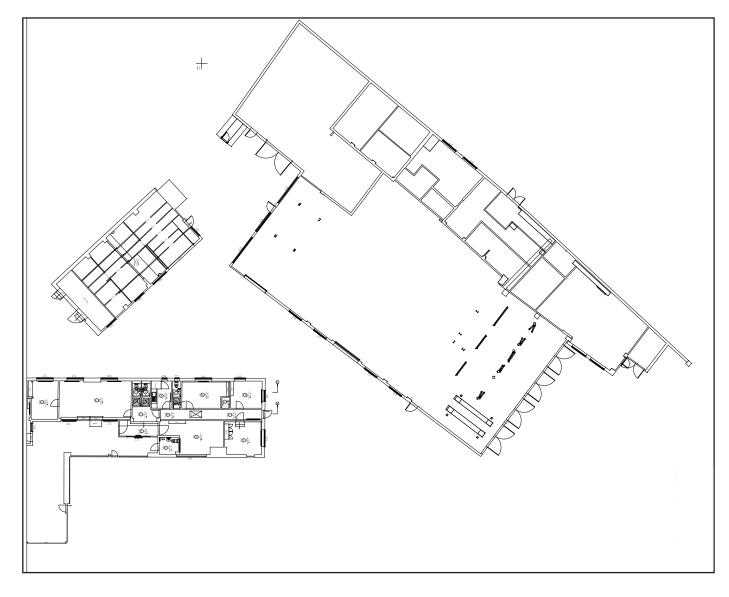
RATEABLE VALUE

Currently being reassessed.

Interested parties should make their own enquiries to the local authority.



11



LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

TENURE

The property is held freehold under title register number SF533028. The property is available to let on a new lease for terms by negotiation. Further details available from the letting agents on request.

RENT

On application to the agents

SERVICES

Not tested at the time of our inspection.

All mains service are connected to the property.

EPC

Showroom: D (87)

LOCAL AUTHORITY

Stafford Borough Council

Civic Centre

Riverside

Stafford

ST163AQ

Telephone: 01785 619 000

hallsgb.com 01743 450 700









VIEWING

Strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

E: harriets@hallsgb.com



Commercial Department

E: commercialmarketing@hallsgb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessors who seagent they are, given notice that: i) These particulars are intended to guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or riss services are in good condition. If Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible formal lands the property or requiring in the interval land the property or requiring the property of the property or requiring the property or required to the property of the property of the property or required to the property of the property of the property of the property of the property or required to the property of the property of the property of the prop

any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning a uthority:

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