

TO LET

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](#)

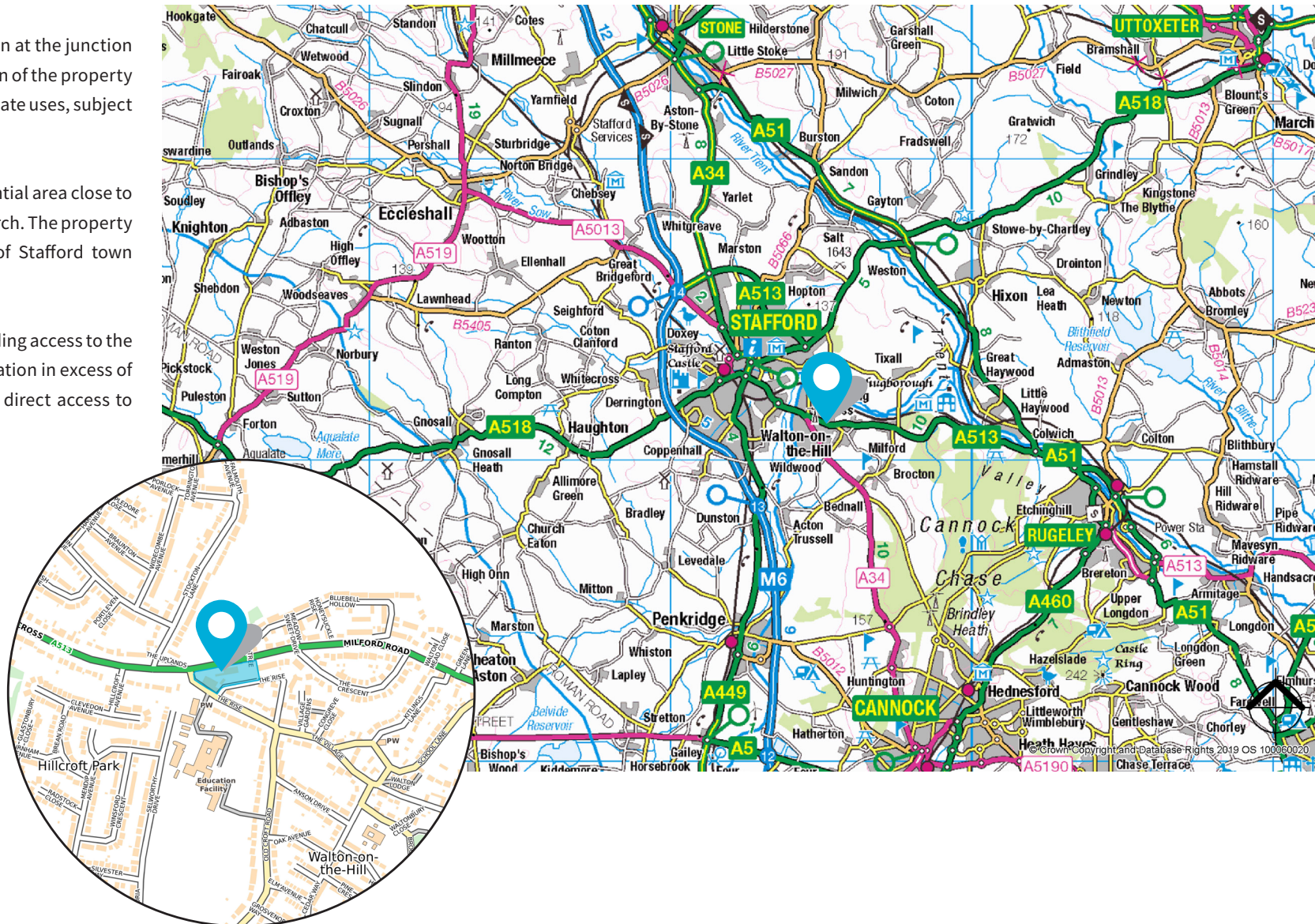
- Site area 0.22 hectares (0.54 acres)
- Showroom accommodation and parking, suitable for a variety of uses
- Former showroom and ancillaries extending to 508.65 sq m (5,475 sq ft)
- Large forecourt/parking area to the side of the building
- High profile location on the A513 Milford Road
- Available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

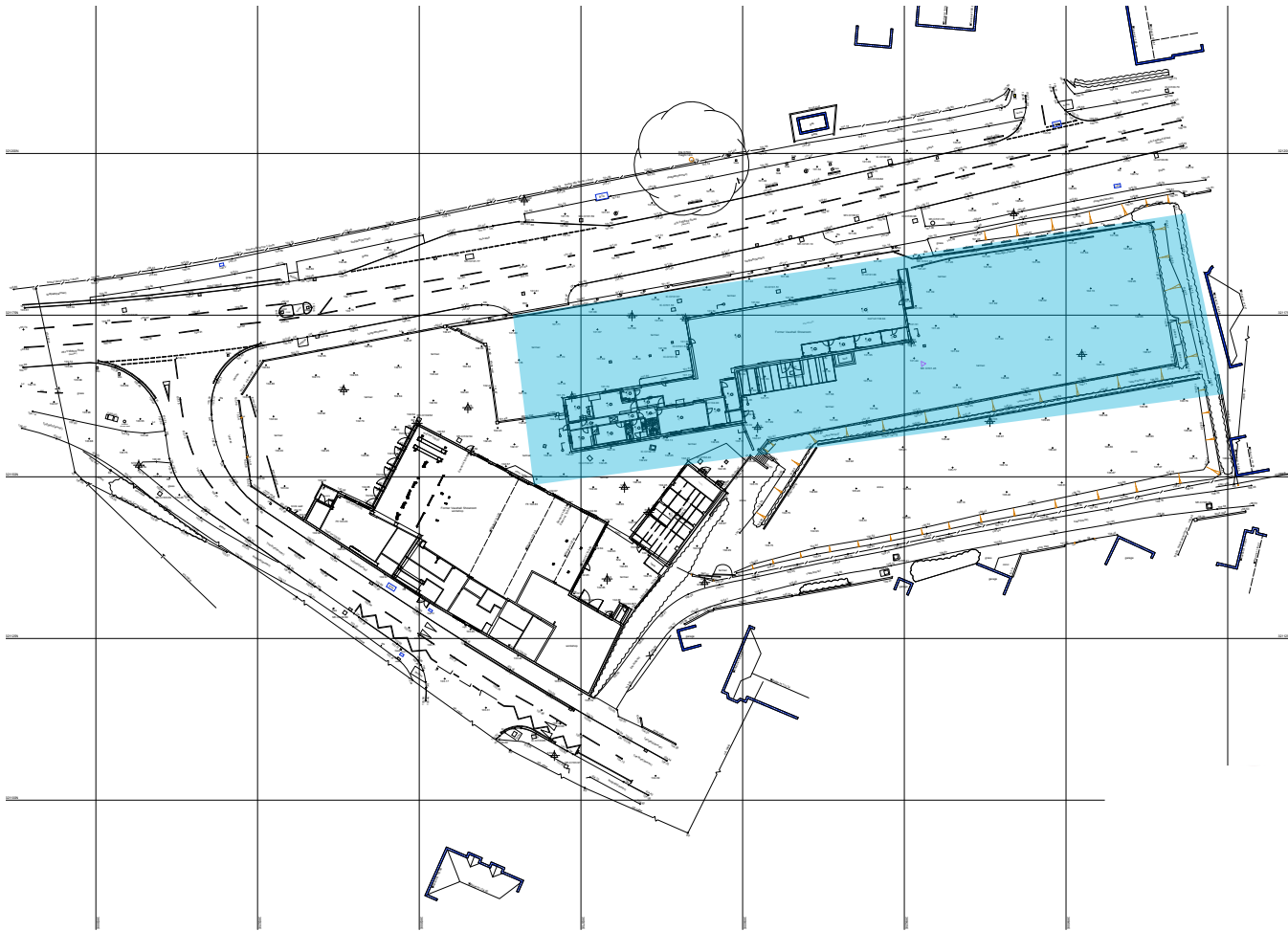
SITUATION

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.





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 construction 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.

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

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.

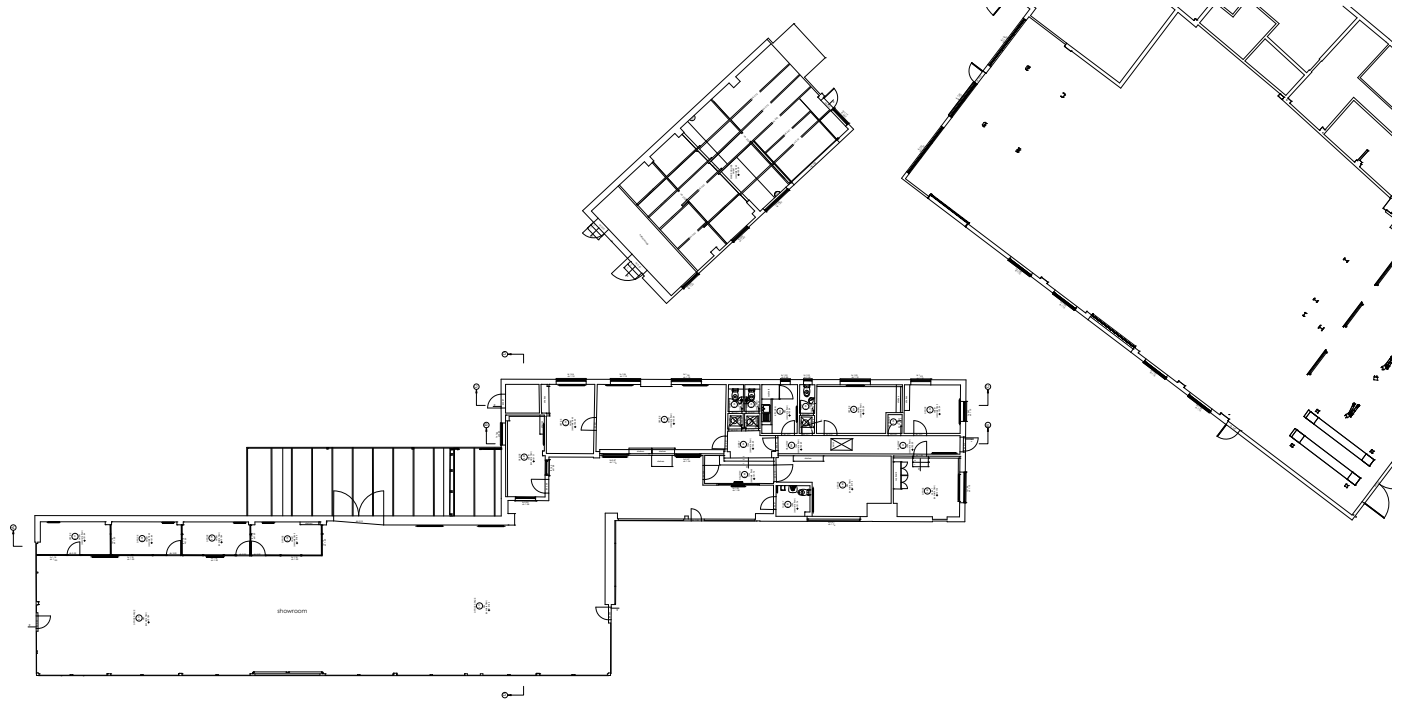
It is understood that the property falls under Sui Generis (car showroom) as defined by the Town and Country planning use classes order 1987.

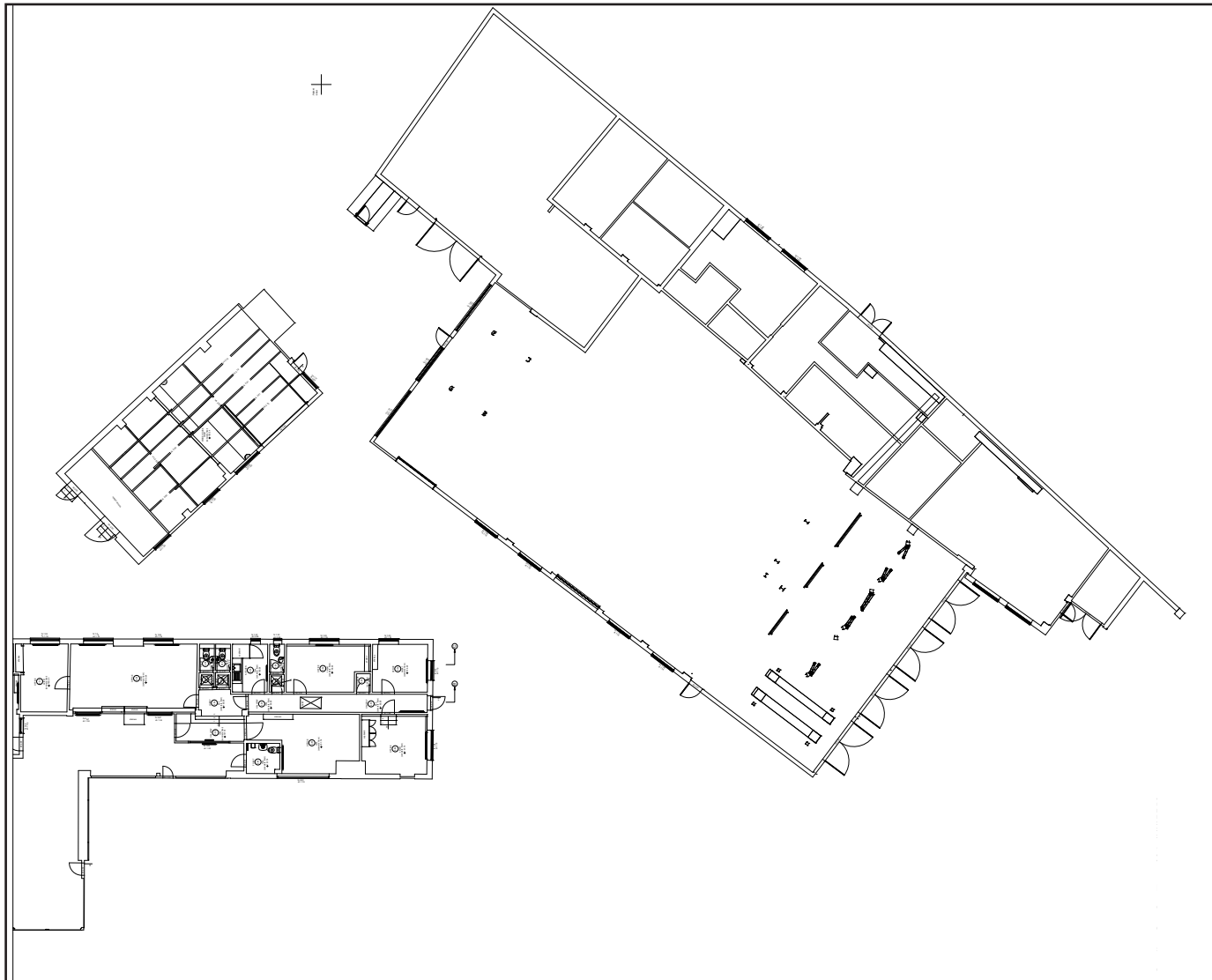
The property would lend itself to a variety of alternative commercial uses subject to statutory consents.

RATEABLE VALUE

Currently being reassessed.

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





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 services are connected to the property.

EPC

Showroom: D (87)

LOCAL AUTHORITY

Stafford Borough Council

Civic Centre

Riverside

Stafford

ST16 3AQ

Telephone: 01785 619 000



VIEWING

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

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