

FOR SALE

Unit 1, Mitton Road

Bradley, Stafford, Staffordshire, ST18 9EA

Site Area 0.40 Hectares (1.01 acres)



J & E Water Services Ltd (In Liquidation) Acting by its Liquidator
Richard Hunt of SFP Restructuring Ltd

Bruton Knowles
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0121 200 1100

SFP Property Ltd
9 Ensign House, Admirals Way, London
020 7538 2222

Unit 1, Mitton Road, Bradley, Stafford, ST18 9EA

LOCATION

Situated in a rural location to the south of the village of Bradley and part of the Bradley Nurseries and Garden Centre complex. Bradley is a parish in the district and county of South Staffordshire, situated some 5 miles south west of Stafford and 2 miles south of the A518.

DESCRIPTION

As identified within the red boundary on the front cover of these particulars, a site area of approximately 0.49 Hectares (1.01 acres), with the yard boundary which is well defined on site with palisade security fencing. The property also has security cameras and comprises of the following:-

Steel portal framed building under a profile sheet roof with external metal cladding, front roller shutter door and rear pedestrian access. This building is comprised of ground floor workshop under a mezzanine first floor which includes offices, kitchen and WC.

Workshop building of profile sheet construction and extending to approximately 62 sq.m.

Yard Area approximately 368 sq.m, flat and partially surfaced.

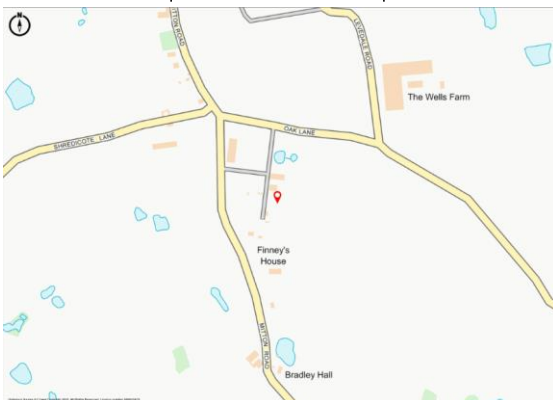
ACCOMMODATION

	Sq ft	Sq m
Steel Portal Frame Building		
Ground area under supported floor	2,508.0	233.0
Ground Floor Workshop	2,051.6	190.6
Ground Works Office (both rooms)	346.6	32.2
Mezzanine Internal storage	1,911.9	177.62
Workshop Building	706.6	65.65
Yard Area	3,348	311

*Floor areas are approximate only.

TENURE

Freehold with vacant possession on completion.



ACCESS and SERVICES

The property shares an internal access with the adjacent garden centre and other third parties. We have not seen a copy of the title, but have assumed that the property has the benefit of a free access and rights to connect to services. Mains water, drainage and electricity are connected to the property.

BUSINESS RATES

The property is described as Workshop and Premises and has a rateable value of £17,837 per annum. Interested parties are invited to make their own enquiries as to their own liability.

VAT

All prices quoted are exclusive of VAT, if applicable.

OFFERS

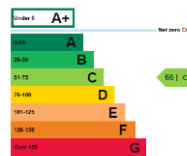
Offers are invited for the property on the basis of the above following which full terms will be agreed and references sought for money laundering purposes

If there is significant interest in the property sealed offers may be invited on an informal basis.

GUIDE PRICE

Offers in excess of £275,000 exclusive of VAT (if applicable)

ENERGY PERFORMANCE CERTIFICATE



VIEWING

By appointment with the Joint Agents

Special Requirements – Please note that PPE must be worn by all parties when attending site.

CONTACT

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