

RORY MACK

ASSOCIATES

TO LET:

£45,000 PAX

Stoneacre Garage Premises

11a Newport Road, Stafford
Staffordshire, ST16 1BA



- Vehicle sales site with workshop and showroom extending to 1,823 sq ft
- 0.43-acre site with 112 ft main road frontage to A518 and approx. 50 display spaces
- Versatile site suitable for multiple trade counter/sales uses (STP)
- New lease available from June 2023
- EPC: TBA

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
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RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A level and surfaced site with a long established history of being used as a car sales pitch together with a purpose-built showroom and workshop to the rear of the site, making the site ideally suited for a medium sized vehicle retailer looking for an affordable and very prominently located site in Stafford town centre. The sales area is surfaced in a combination of concrete hard standing and tarmac with the perimeters to the sides and rear being securely fenced and with approx. 112 feet of main road frontage. The site provides space to accommodate approx. 50 display vehicles in addition to a further yard area to the rear for staff/customer cars.

LOCATION

The premises is very prominently located on Newport Road (A518), one of the principal routes into the town centre adjacent to a Tesco superstore. The town centre and railway station are within a five minuet walk.

ACCOMMODATION

Workshop:	749 sq ft
Showroom:	1,074 sq ft
WC:	-
Total NIA:	1,823 sq ft
Site Area:	0.43 acres

SERVICES

All mains' services are connected. No services have been tested by the agents.

PLANNING PERMISSION

Currently used as a car sales premises the site has a 'Sui Generis' Use Class Order. Although the property would suit all motor trade retail uses, planning permission will be required for alternative uses. Interested parties wishing to use the property for alternative uses are advised to contact Stafford Borough Council's planning dept for further guidance and must satisfy themselves that the required planning permission is in place before committing to the premises.

BUSINESS RATES

Rateable Value:	£20,500
Rates Payable:	£10,229.50 pa (22/23)

VAT

The rent is subject to VAT.

TENURE

The premises will be available from June 2023 by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

C02454/10052022



Strictly by appointment through agents:

Rory Mack Associates

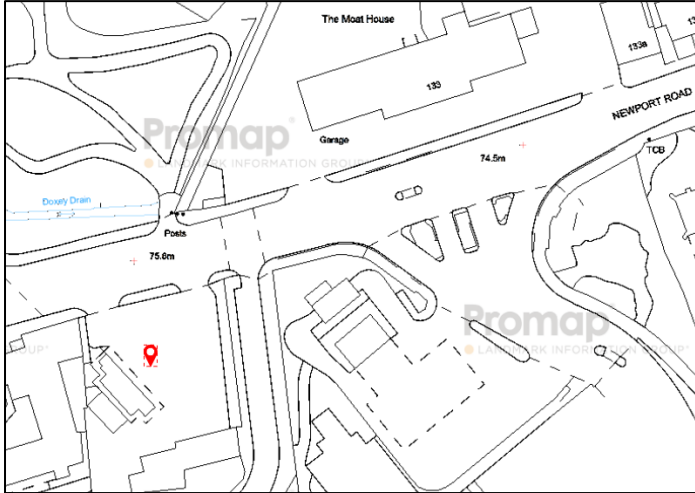
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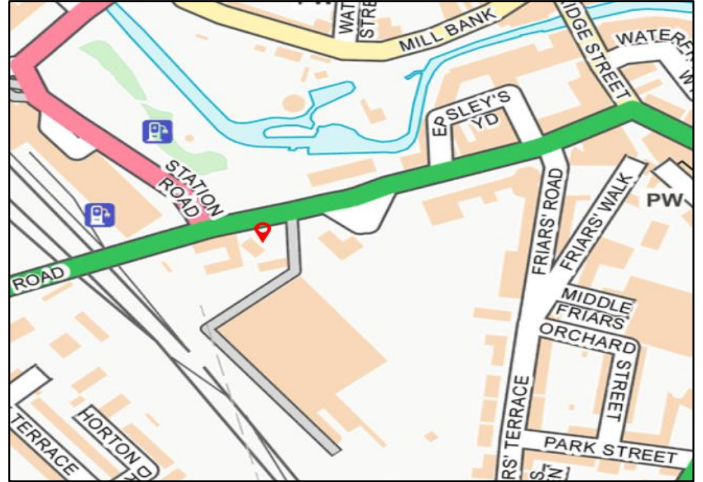
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

