

RORY MACK

ASSOCIATES



**BANK COURT, BANK PASSAGE,
STAFFORD, STAFFORDSHIRE,
ST16 2JR**

**FOR SALE
£150,000**

- Town centre period office premises
- NIA: 1,856 sq ft
- Would suit a range of commercial or residential uses (STP)
- 100 yds from Market Square and multiple national retailers
- EPC – Band C (75)



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GENERAL DESCRIPTION

An end terrace office building of brick elevations with a pitched tiled roof and raised gardens to the front. Formerly used as a solicitors office the property is now in need of refurbishment which presents an opportunity to potentially use the property for alternative commercial and/or residential uses (STP). Internally the property has a number of individual offices and two reception areas and is well serviced with bathrooms on each floor. The property is suitable for a number of uses to include professional service offices, serviced offices, medical or residential conversion, subject to planning.

LOCATION

The property is located on a pedestrian walkway which links Market Square to Salter Street in Stafford town centre. Many national banks and building societies are within 100 yds including Lloyds, HSBC and Santander. Stafford is accessed from junctions 13 and 14 of the M6 with easy access to Birmingham and Stoke on Trent.

ACCOMMODATION

Ground Floor

Staff room:	96 sq ft
Strong room:	56 sq ft
Office:	94 sq ft
Office:	63 sq ft
Office:	64 sq ft
Main office:	363 sq ft
Office:	98 sq ft
M & F W.C's	-
Total:	834 sq ft

First Floor

Office:	74 sq ft
Office:	98 sq ft
Office:	214 sq ft
Office:	217 sq ft
Office:	98 sq ft
Office:	321 sq ft
M & F W.C's	
Total:	1,022 sq ft
Total NIA:	1,856 sq ft

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

VIRTUAL TOUR

Our virtual tour can be viewed by clicking on the link below <https://tour.giraffe360.com/1ea1e6a8032744108683c222396a5985/>

BUSINESS RATES

Rateable value	£13,750
Rates payable	£6,861.25 pa (23/24)

Note: If you qualify for Small Business Rates Relief you will be entitled to a rates reduction, and you could qualify for retail, hospitality and leisure relief if your business is mainly being used as a shop, restaurant, café, bar, hospitality or leisure use. If you're eligible, you could get 75% off your business rates bills (1st April 2023 to 31st March 2025)

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

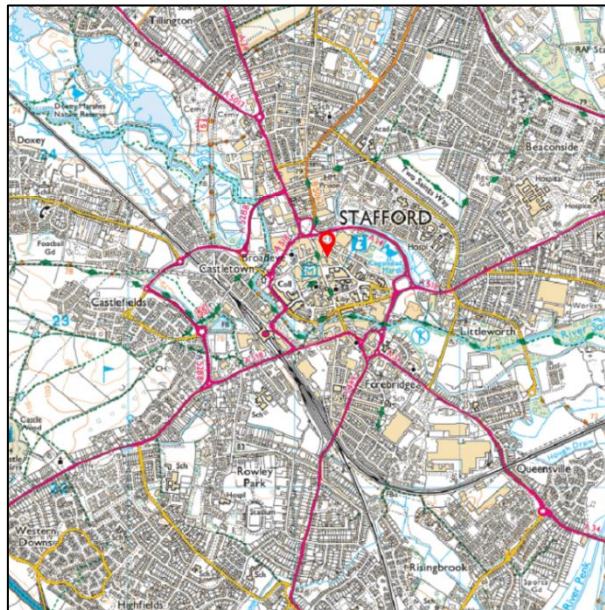
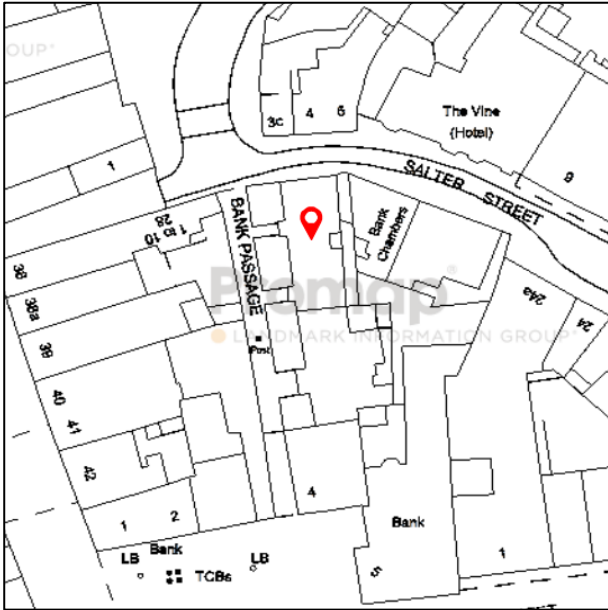
ANTI MONEY LAUNDERING REGULATIONS

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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements