

TO LET

TRADE COUNTER / SHOWROOM PREMISES

UNIT 6, G ROSE BUSINESS CENTRE, WOLVERHAMPTON ROAD, STAFFORD, ST17 9HQ



Contact James Craine: james@mounseysurveyors.co.uk

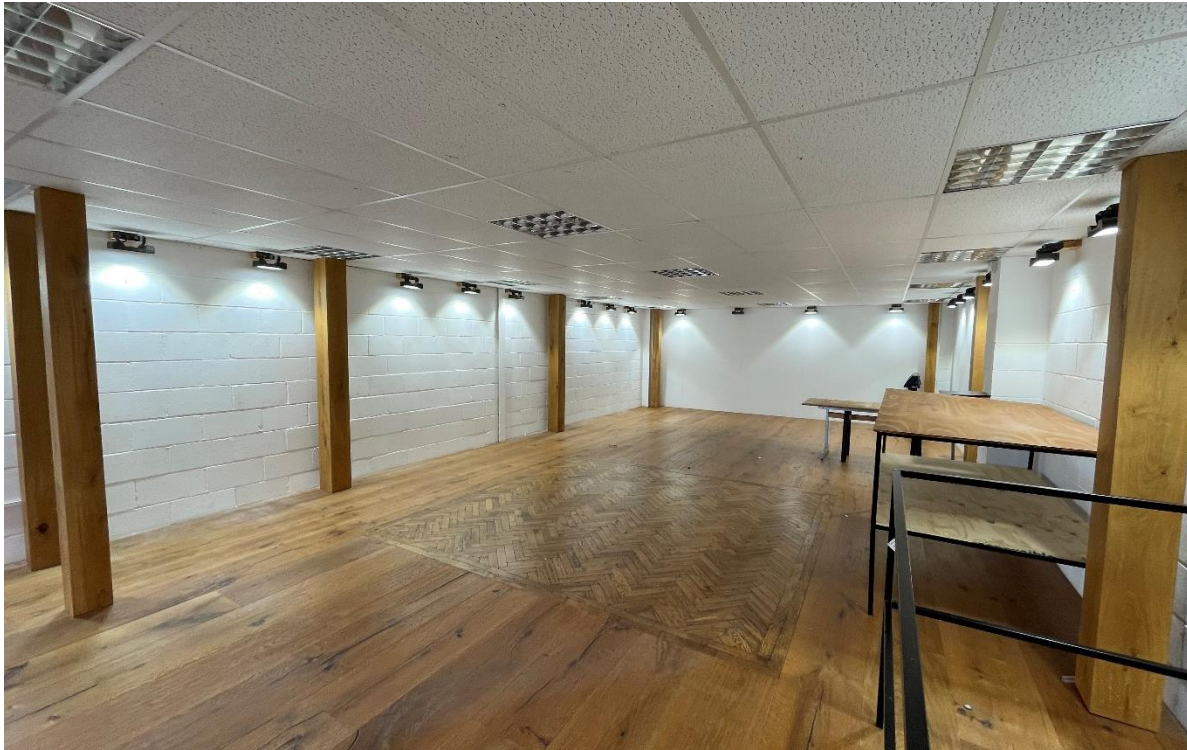
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LOCATION

The property is situated on Rose Business Centre, a small and established commercial development off Wolverhampton Road.

The unit benefits from excellent road links being located approximately 3 miles to the south of Stafford town centre and 0.5 miles distant from Junction 13 of the M6 Motorway providing excellent accessibility regionally and nationally.

DESCRIPTION

The property comprises of an end-terrace warehouse unit of steel portal frame construction beneath a pitched roof incorporating skylights. The unit has been fitted out to a high standard as a showroom with a mezzanine floor.

The unit briefly benefits from the following:

- Office Accommodation
- Kitchenette
- WC
- Allocated Car Parking
- Secure Gated Site Entrance
- Three Phase Electric
- LED Lighting
- Double Door Access with Internal Roller Shutter

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	98.76	1,063
First Floor	98.76	1,063
Total	197.52	2,126

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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£12,500 per annum plus VAT.

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.

EPC

C-56.

RATING ASSESSMENT

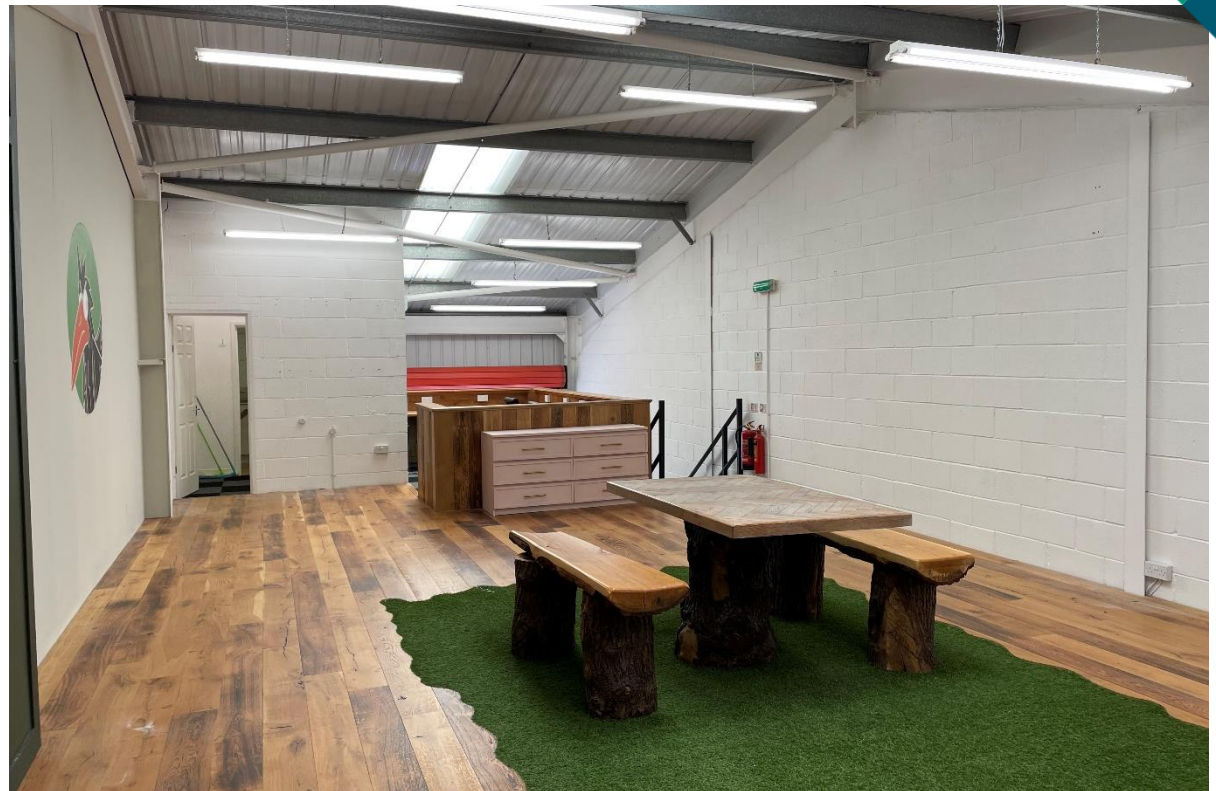
The property has a rateable value of £8,600. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

VAT

All prices are quoted exclusive of VAT which may be applicable.



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SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

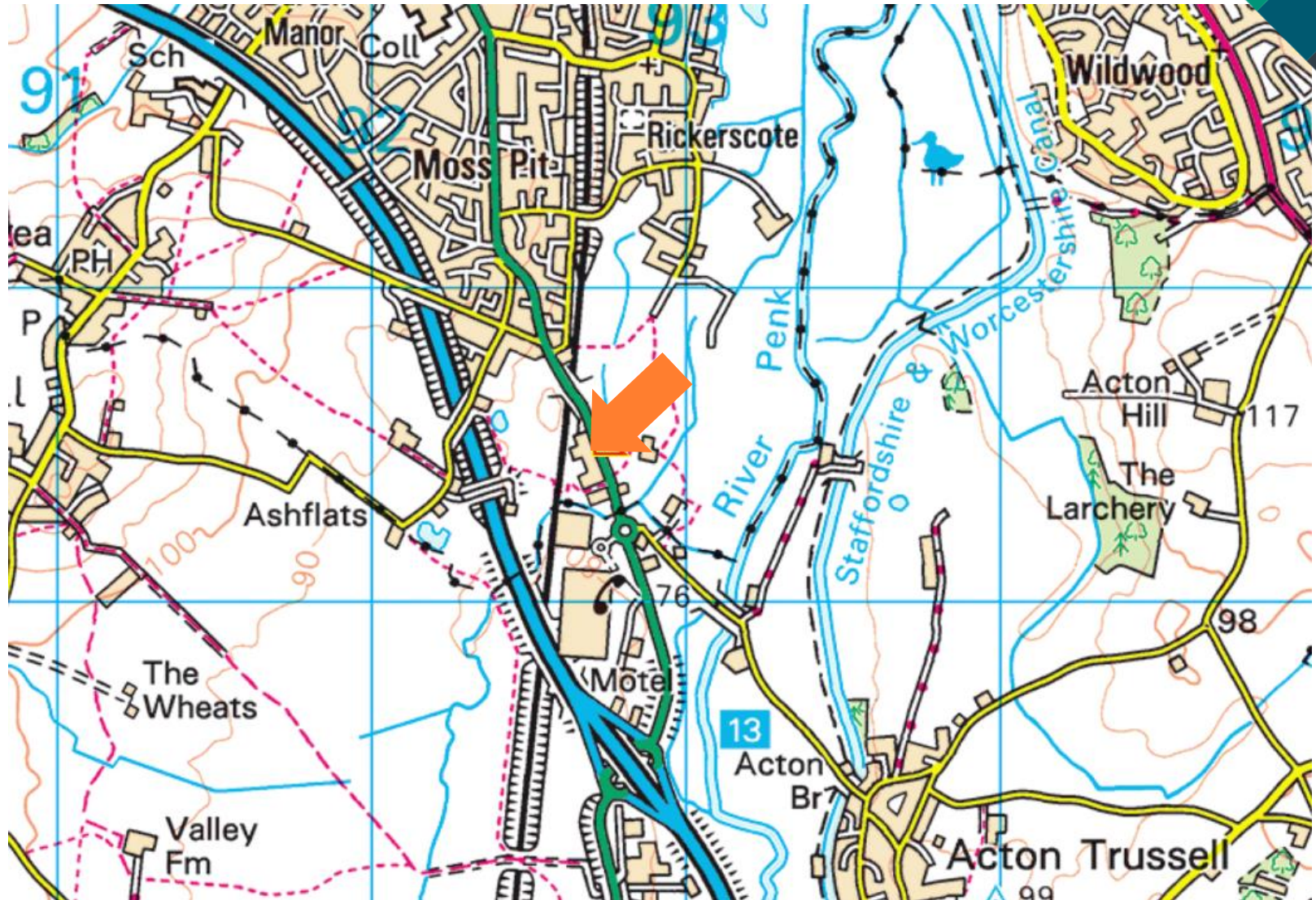
We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

Caine Savage

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Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.