

# FOR SALE

RESIDENTIAL DWELLING, INDUSTRIAL UNIT AND LAND

LAND AND BUILDINGS AT 22 CASTLE STREET, ECCLESHALL, STAFFORD, ST21 6DF



\*Approximate site boundaries



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## LOCATION

The site is located a short walking distance to the north of Eccleshall town centre, an attractive market town which lies approximately 7 miles to the northwest of Stafford and 12 miles to the south of Stoke-on-Trent.

Eccleshall is a desirable residential location with a population of 3,230 (2021 census). It comprises a healthy range of local amenities including a post office, doctors, cafes/restaurants, public houses, butchers and a Co-op convenience store.

The site is situated between a row of traditional terraced dwellings and a modern development of apartments, with the site's rear (west) boundary overlooking agricultural land.

## DESCRIPTION

The site extends to approximately 1.045 acres and comprises a cluster of industrial/warehouse units towards its front and centre areas which were formerly occupied by the client's business.

The industrial / warehouse units amount to circa 4,800 sq ft, with an additional circa 2,200 sq ft of covered canopy space.

The residential dwelling is positioned to the front left corner of the site and provides an opportunity for modernisation for owner occupation or letting purposes.

The site has a 32-meter frontage onto Castle Street with two gated access points at present. The area beyond the buildings is unsurfaced with a range of shrubbery and trees around its perimeter.

## TENURE/GUIDE PRICE

The property is available as a whole on a freehold basis with vacant possession.

It is currently held under a single title, SF472943.

Unconditional offers are preferred based on a guide price of £750,000.

## PLANNING

It is recommended, that all interested parties make direct their enquiries to the Local Planning Authority (Stafford Borough Council).

## SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability

## 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.



## LEGAL COSTS

Each party is to meet their own legal and professional costs relating to any transaction.

## CONTACT

**Tom Johnson**

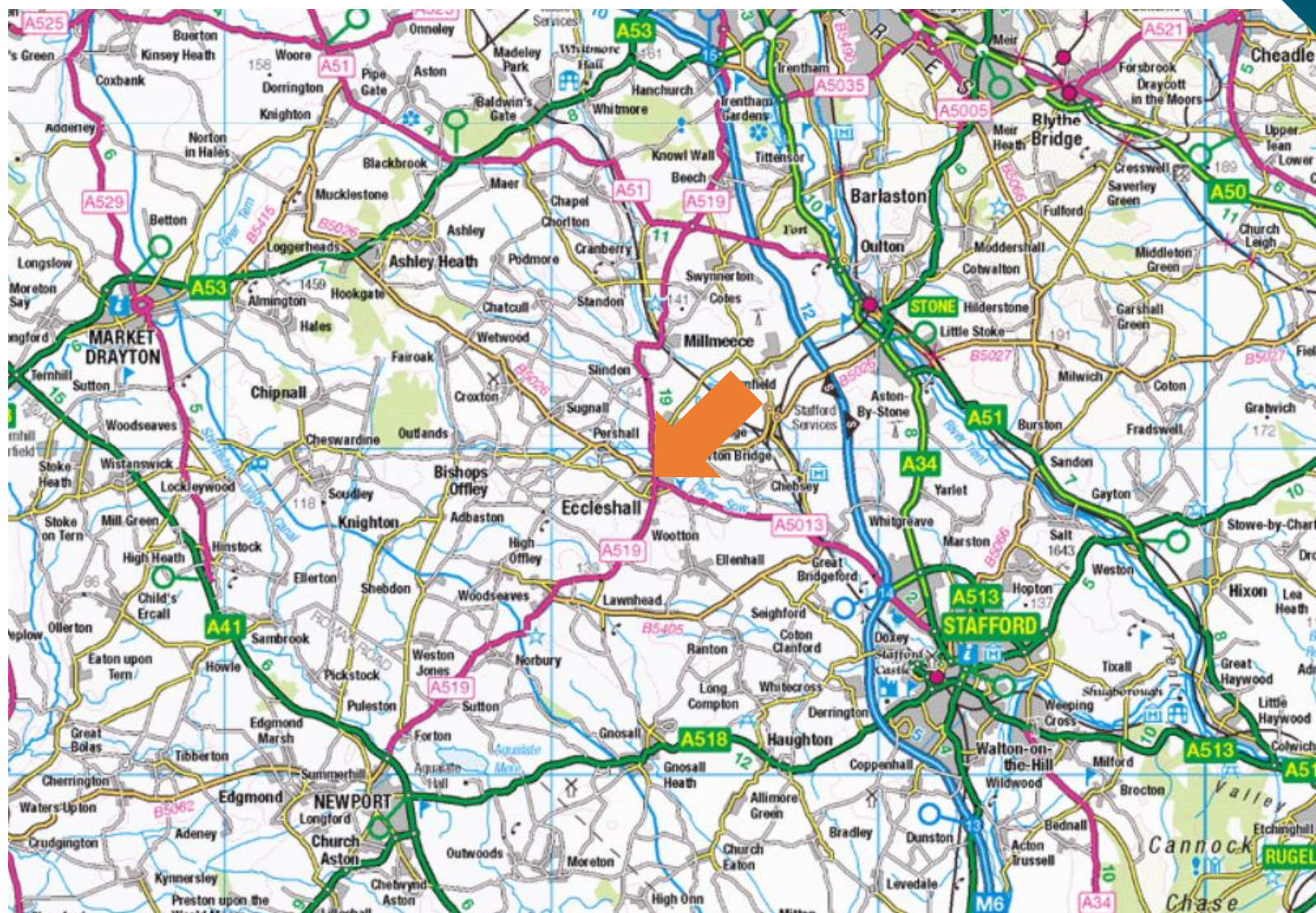
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### Commercial Valuation

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




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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.



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