

A.J. Phillips

Chartered Surveyors Commercial and Professional Property Services

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3 Martin Street, Stafford ST16 2LB

For Sale or May Let
Prestigious Freehold Town Centre Surgery Premises
Potential For Alternative Professional Use Subject to Consent



Approximately 76.71 m² / 825 sq.ft Net Internal Area
Suitable for a wide Variety of Business Use including:
Offices / Consulting / Professional Services

REDUCED PRICE: £195,000



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3 Martin Street, Stafford ST16 2LB

Situation and Description

The property is located within Stafford town centre near to the Market Square and Staffordshire County Council Offices within the core centre of the business and retail area of the town. Stafford combined crown court is also nearby.

The premises are owned and run as a dental practice and are comprehensively fitted out and arranged for this purpose.



Road and Rail Links

Access to Junctions 13 & 14 of M6, Stafford also benefits from an intercity rail connection with London Euston approximately 1hour 20minutes, Birmingham New Street / NEC / International 30 to 35 minutes, and Manchester Piccadilly approximately 50 minutes.

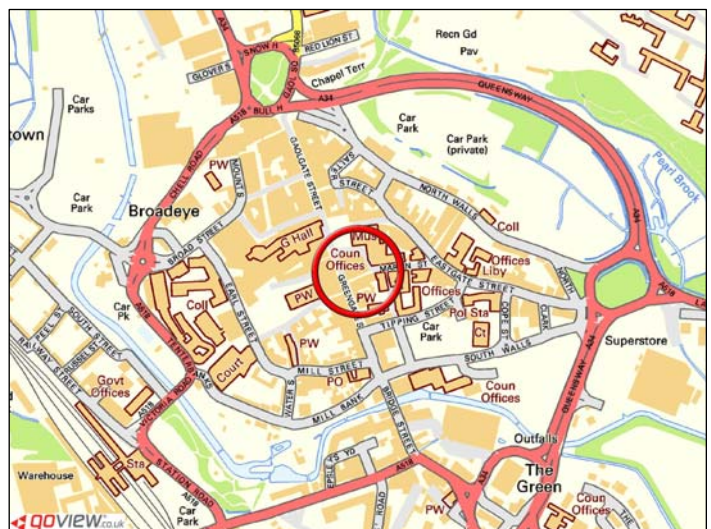
Accommodation

The accommodation provides space for ground floor reception and patient waiting area, practice managers office, customer WC facility and storage areas. At first floor level there is good circulation space leading to two surgeries, fitted out treatment room, stock room and to the second floor staff room / kitchen, staff WC. External egress routes at first and second floor levels to fire escape and pedestrian route to Martin Street frontage.

Ground Floor		First Floor		Second Floor	
Reception / Patient Waiting Area and Practice Managers Office	30.40 m ²	Surgery 1	14.61 m ²	Kitchen	9.7 m ²
Customer WC	2.40 m ²	Surgery 2	9.56 m ²	Staff WC	
		X-Ray Room	5.12 m ²		
		Stock Room	4.92 m ²		
Total Area			76.71 m ² / 825 sq.ft		

Planning

The property has multiple potential alternative uses which could include medical clinic, chiropractic clinic, consulting rooms, hairdressers, beauty salon, professional offices, design studio, betting shop, chemists, etc. This list is not exhaustive and all alternative uses for the building will be subject to a Change of Use Planning Application. Planning enquiries should be made through Stafford Borough Council Planning Department (01785) 619 337.



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Services and Heating

Mains electricity, gas, water and drainage are connected. Heating is by way of radiators supplied from a gas central heating and hot water boiler located on the second floor.

Tenure & Price

The freehold of the property is available with a guide price of £195,000. The property may also be available to let with a guide rent of £16,000 p.a.

Rating Data

Rating Authority: Stafford Borough Council (01785) 619 282
Rateable Value: £ 8,200
Rates Payable: £ 3,394.80 (2010/2011) *
Description: Surgery and Premises

* Rates Payable based on a multiplier of 41.4p (2010/2011)

Energy Performance Certificate

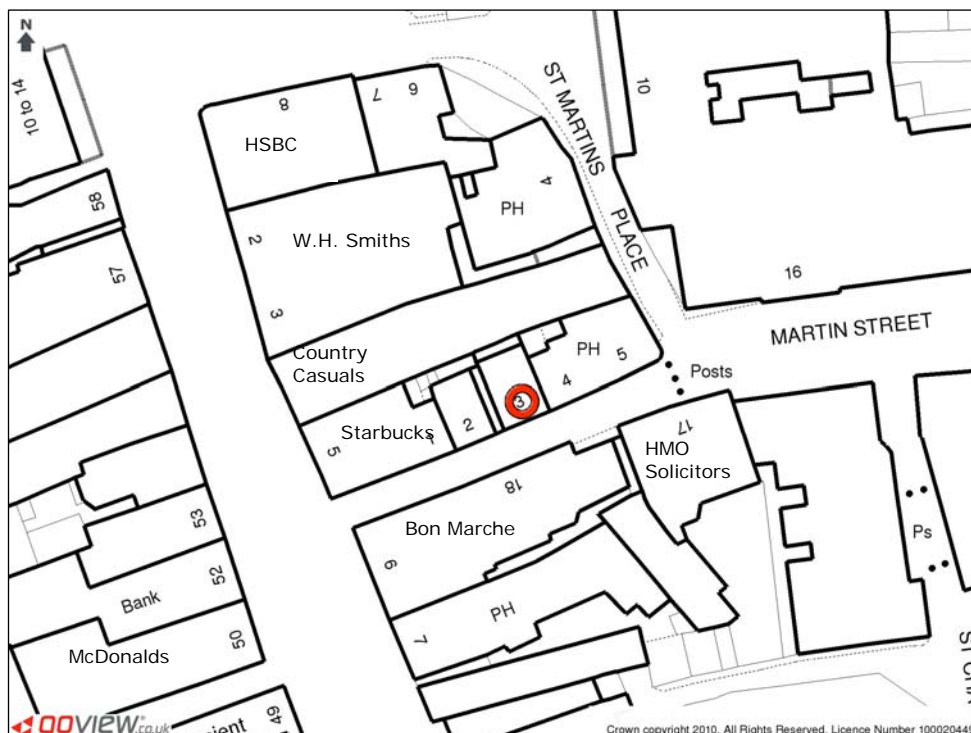
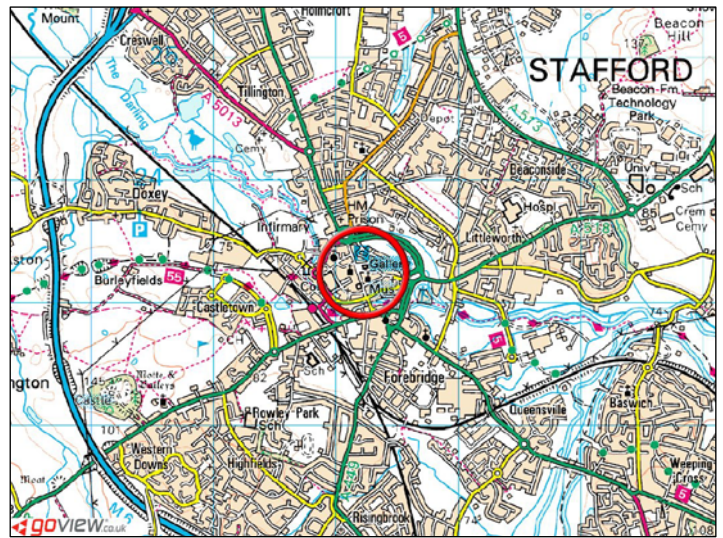
Has been requested.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

By appointment through sole agents A J Phillips Chartered Surveyors, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk.



Details of similar properties are also available online at:
www.ajphillips.co.uk