

TO LET

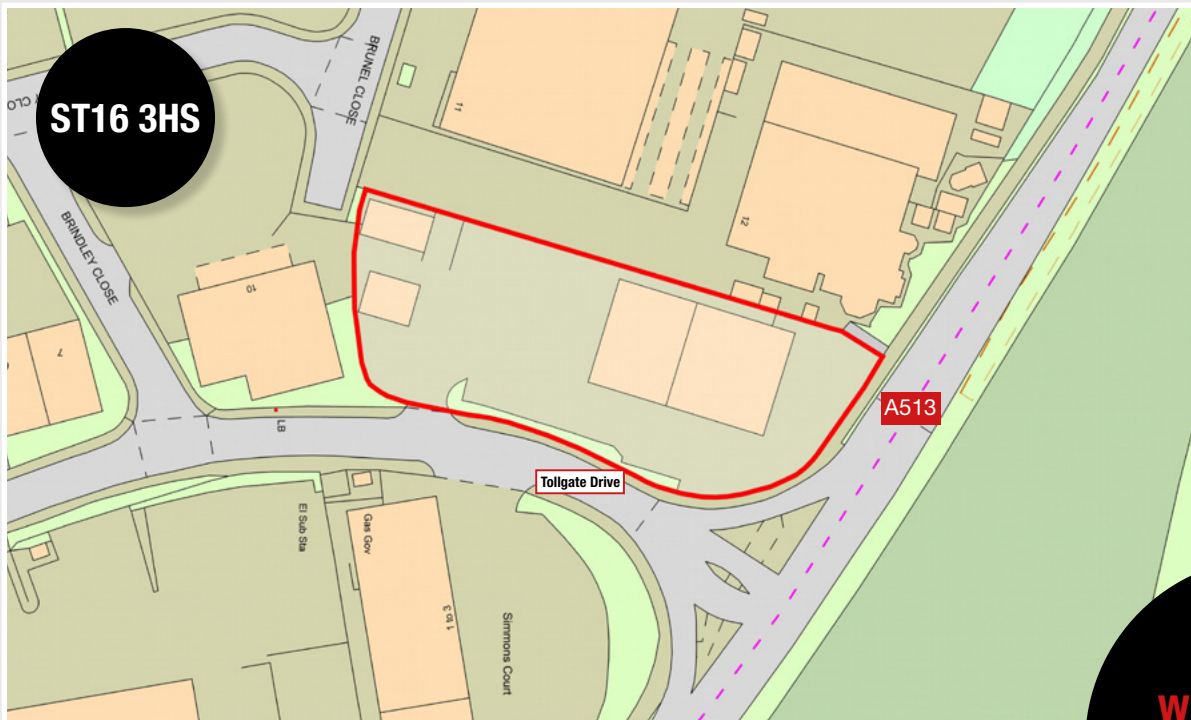
VEHICLE DEALERSHIP STAFFORD

9,712 ft² on 0.86 acre
Tollgate Drive, Beaconside,
Stafford ST16 3HS

- > Purpose-built freehold motor dealership
- > Prominent location with frontage to A513
- > Circa 17,000 passing vehicles per day
- > Self-contained site
- > Ready for Immediate occupation
- > Potential for alternative uses, subject to the necessary consents



ST16 3HS



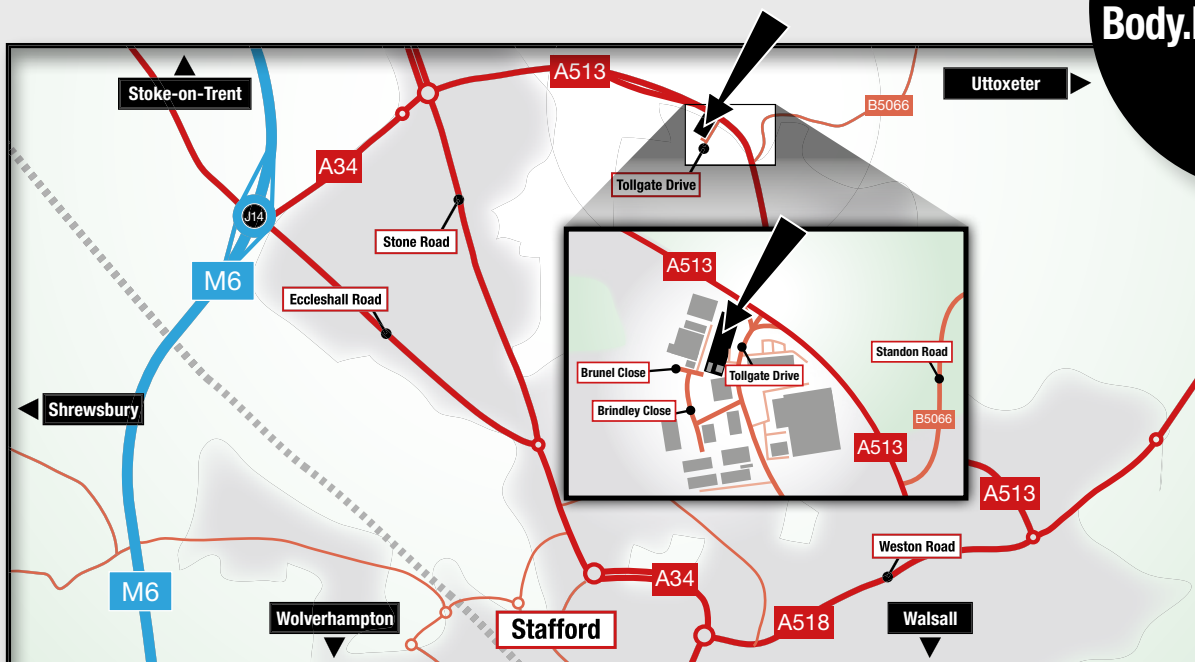
Location

The property is situated in a busy location, with circa 17,000 daily traffic movements and good frontage to the A513, Stafford's outer Ring Road, approximately three miles to the north of Stafford town centre. Access to J14 of the M6 motorway is just 5 minute drive to the west.

The immediate surrounding area is commercial in nature, with occupiers including City Plumbing, Power Electrical and Huws Gray Builders Merchants.

The former MoD site, on the adjacent side of the A513, has recently received planning permission for up to 420 homes, further enhancing the surrounding area.

what3words
Body.Dating.Jukebox





Description

An attractive purpose-built motor dealership of steel portal frame construction, with profile metal elevations and extensive glazing to the showroom areas.

The nine-vehicle showroom is located at the front of the property, which links to a seven bay workshop at the rear with separate smart repair, together with wet and dry valet.

Car parking and vehicle display is arranged around three sides of the building.



Site Area

The property has a total site area of 0.86 acre.

Floor Areas

	SQ M	SQ FT
Showroom	354.0	3,811
Workshop	255.4	2,749
Office/Ancillary	76.7	825
Smart Repair	85.0	915
Valet	88.6	954
Mezzanine	42.6	459
TOTAL GIA	902.3	9,712

External Spaces

Display	43
Customer Parking	10
Workshop Parking	22
TOTAL	75



Tenure

The property is available on a new FRI lease.

Rating Assessment

Description - Car showroom & Premises

Rateable Value £87,000 (1st April 2023).

Services

We understand all mains services are available to the property.

Planning

The property has planning permission for its existing use. Enquires in respect of alternative uses should be directed to Stafford Borough Council.

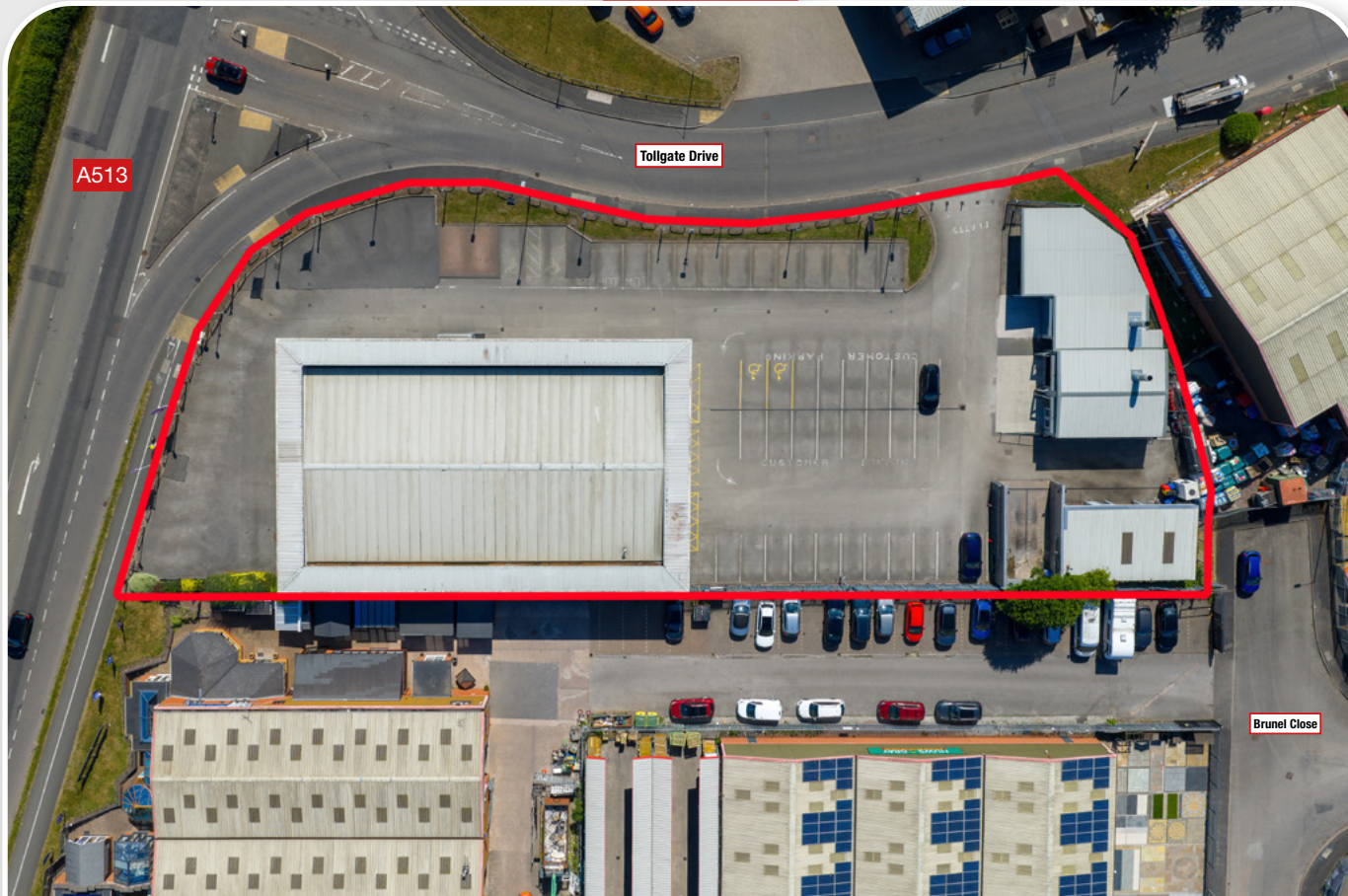
EPC

The property has a current energy rating of C valid until July 2026.



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Terms

Leasehold. The property is available by way of new lease for a term of years to be agreed. Rent on application.

VAT

The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.





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www.latitudere.co.uk

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