

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

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## 5 & 6 Park Street, Stafford ST17 4AL

Double Fronted Surgery Premises  
Established Business Use



Corner Position with Rear Car Park & Yard Area  
Approximately 140.27 m<sup>2</sup> / 1,509 sq.ft Net Internal Area  
Suitable for a wide Variety of Business Use including:  
Offices / Consulting / Professional Services

**GUIDE PRICE £ 160,000**



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## 5 & 6 Park Street, Stafford ST17 4AL

### Situation and Description

The property is located on a corner position with Orchard Street and just off the A449 Wolverhampton Road to the south of Stafford Town Centre. Nearby occupiers include 1<sup>st</sup> Solicitors, Parkfield Business Centre and former County Library and former Police garage.

The present occupiers have obtained larger premises nearby and the current veterinary practice is to re-locate to the larger premises over the next few months.



### 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

#### Ground Floor

|                   |       |
|-------------------|-------|
| Entrance Hall     | 3.70  |
| Reception         | 12.04 |
| Consult 1         | 11.18 |
| Theatre 1         | 16.72 |
| Theatre 2         | 5.19  |
| Laundry Room      | 6.15  |
| Recovery Room     | 16.14 |
| Dark Room / Store | 5.28  |

Total Ground Floor 76.40 m<sup>2</sup>

#### First Floor

|                 |       |
|-----------------|-------|
| Central Landing |       |
| Stock Room 1    | 11.35 |
| Kitchen         | 7.13  |
| Office          | 12.31 |
| Staff Room      | 12.41 |
| Bathroom / WC   | 7.65  |
| Stock Room 2    | 13.02 |

Total First Floor 63.87 m<sup>2</sup>

**Total 140.27 m<sup>2</sup> / 1,509 sq.ft.**

\* 2 x Basement Cellar \* Car Parking \* Rear Yard

### Services & Heating

All main services are connected. A gas fired radiator central heating system is installed.

### Planning

The sale of these premises offer an opportunity for them to return to pure residential use or to continue as business premises within use class D1 or B1.

### Rating Data

|                   |  |
|-------------------|--|
| Rating Authority: | Stafford Borough Council (01785) 619 282 |
| Rateable Value:   | £ 2,600                                  |
| Rates Payable:    | £ 1,261 (2009/2010) *                    |
| Description:      | Surgery and Premises                     |

\* Data from [www.businesslink.gov.uk](http://www.businesslink.gov.uk).

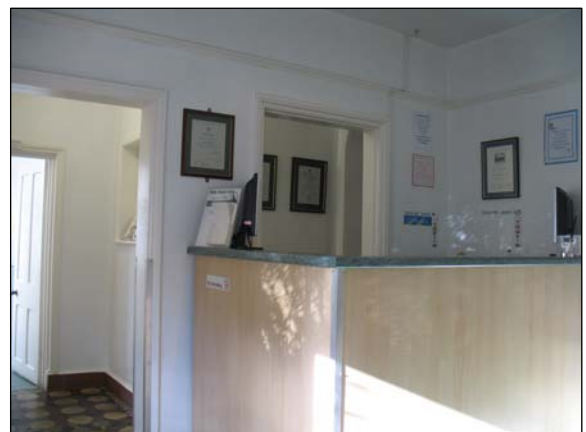
Rates Payable based on a multiplier of 48.5p

### Energy Performance Certificate

Has been requested.

### Viewing

By appointment through A J Phillips,  
Stafford office, telephone 01785 254545 or e-mail  
[commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk).



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