



**Prominently Situated
Retail Unit with Flat
For Sale or To Let
in
Stafford**



- **No. 35 Weston Road, Littleworth, Stafford, Staffordshire, ST16 3RL**
- **720 sq.ft. (66.89 sq.m.)**
- **Main road location**
- **Suitable for a variety of retail or non-retail purposes subject to planning**
- **Previous consent for hot food takeaway use**
- **Immediately available**
- **Self-contained two/three bedroomed flat above**
- **Busy neighbourhood shopping area**
- **Close to Co-op Convenience Store, Bargain Booze and Pizza Hut outlets**
- **Business rates free subject to occupier qualification**

LOCATION

The property is prominently situated at Littleworth on the north side of the A518 Weston Road between its junctions with Corporation Street and Hatherton Street and approximately a third of a mile east from Stafford Town Centre. A Co-op Convenience Store, Post Office, Fish and Chip Shop, Pizza outlet, off-licence and pharmacy are among other traders represented nearby.

DESCRIPTION

The property is of two-storey semi-detached brick and tile construction with the ground floor providing a retail unit with a timber and glazed shop front installed together with, at first floor and attic levels, a self-contained two/three-bedroomed flat.

Previously used as an off-licence, the commercial space would be suitable for a variety of retail and non-retail purposes subject to any planning permission considered appropriate by the relevant local authority and particularly benefits from the availability of time limited on-street public parking at the front.

A now-expired planning consent granted permission for the use of the retail part as a hot food takeaway, the renewal of which might be a formality.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Shop	570	52.95
	Stockroom	150	13.94
	WC facility	-	-
NET FLOOR AREA		720	66.89
FIRST	Flat providing Lounge, Dining Room/Bedroom, Kitchen and two Shower Rooms with WCs.		
ATTIC	Two bedrooms.		
EXTERNAL rear servicing and parking area surfaced in concrete with vehicular access via a shared service roadway.			

SERVICES

Mains water, electricity and drainage are connected. Gas is connected. The residential part is centrally heated by hot water radiators fed by a Vaillant gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the retail part has been assessed at £6,400 from April 2023 with no uniform business rates payable subject to occupier qualification. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy. The residential flat is subject to the payment of Council Tax.

EPC

The Energy Performance Certificates issued for this property indicate an Asset Rating of 65 within Band C in respect of the commercial part and 56 within Band D in relation to the residential flat. Full certificates with recommendations will be provided on request.

TOWN PLANNING

Planning Consent No. 18/28092/FUL issued by Stafford Borough Council on the 16th August 2018 previously applied and permitted a change of use from Retail (A1) to Restaurant and Hot Food Takeaway (A3/5) with internal and external alterations, the installation of an extraction flue to the rear elevation and the erection of a bin store. Use was limited to the hours of 8.00 am and 11.00 pm on any day. The permission expired in August 2021. Copies of the planning documents will be provided on request.

PRICE/TERMS

Offers in the region of **£187,500** are invited for the benefit of the freehold interest. As an alternative, the shop and flat are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£15,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge any tenant the cost thereof. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or in the preparation of a lease and counterpart lease, together with any Stamp Duty and VAT that might be due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unsold/unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3997 27.01.2025

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