



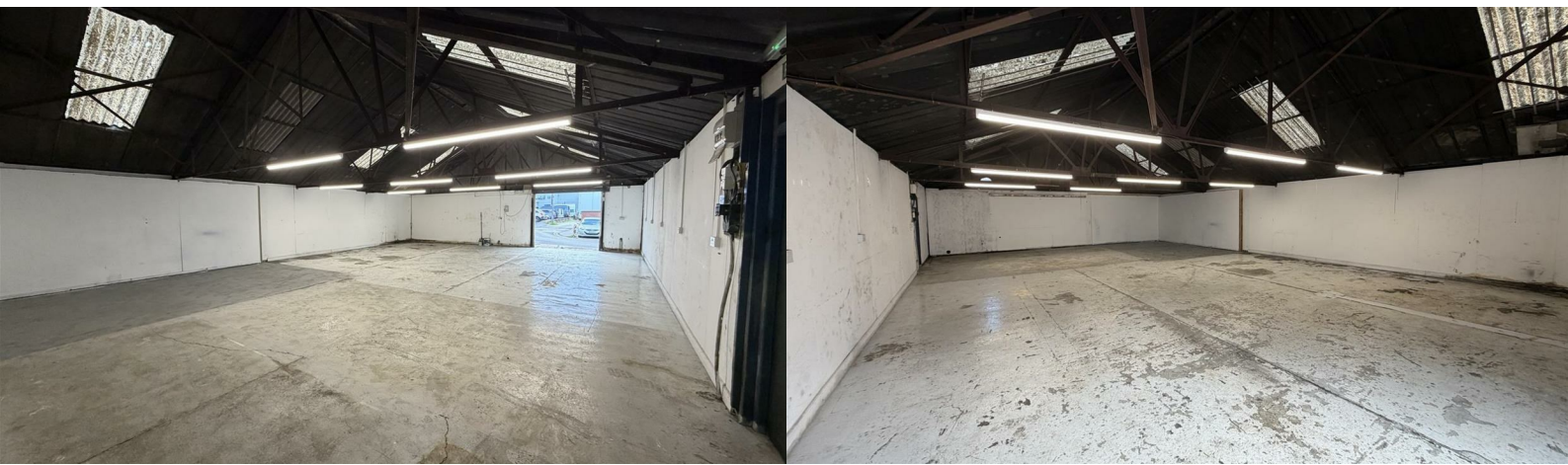
The Garage Browning Street Stafford, ST16 3AT

£11,950 Per Annum



1545.00 sq ft

Garage and workshop located close to Stafford Town Centre and benefitting from having off road parking for up to 6 vehicles. The property would suit a variety uses including Vehicle workshop/garage or light engineering uses. Available to occupy immediately.



Description

Single storey Garage /workshop premises located close to Stafford Town Centre and benefitting from having off road parking for up to 6 vehicles. The property would suit a variety of uses including Vehicle workshop/garage or light engineering uses.

Location

The property is situated on Browning street which connects Foregate Street with Marston Road. Sat Nav users should use ST16 3AR.

Accommodation

GIA: 1545 Sq ft (143.53 Sq m)

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value from the 1st April 2026 is £9,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Services

Single Phase Electric, Water and mains drainage are all connected to the property. There appears to be 3 phases entering the property and we would advise that any interested party seeks advice from an electrician as to whether a 3 phase supply could be energized and used at the property.

EPC

An EPC certificate is on order. We will update the rating as and when it is lodged with the relevant authority.

Tenure

A new lease for a preferred term of 3 years or more on Full Repairing Terms.

Credit Check

On agreed terms the incoming tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

The incoming tenant will contribute towards the cost of the preparation of the lease. Cost £450 plus VAT.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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