



## 147 Marston Road & 40 Albert Terrace

Stafford, ST16 3BS

917.00 sq ft

Asking Price £169,500

A mixed use investment property within Stafford. The property consists of a ground floor hair salon with a lease until 8th Feb 2030 and current rent of £680 pcm / £8,160 pa. The first floor is let at £600 pcm / £7,200 pa therefore total current income is £15,360 pa.



### Location

The property is situated on Marston Road in Stafford within a mixed residential and commercial area of the town. The property is located less than 0.25 of a mile from the roundabout with Stone Road (A34) leading towards Stone & Newcastle-under-Lyme, Greyfriars Way leading into Stafford Town Centre, and Eccleshall Road leading to J14 of the M6.

### Accommodation

Ground Floor Hair Salon

Salon : 329 sq ft (30.59 sq m)

Kitchen : 46 sq ft (4.27 sq m)

Store / prep area : 26 sq ft (2.46 sq m)

Outside utility : 86 sq ft (7.99 sq m)

First Floor Flat

Lounge : 185 sq ft (17.2 sq m)

Bedroom : 166 sq ft (15.4 sq m)

Bathroom : 69 sq ft (6.37 sq m)

GF store : 10 sq ft (0.97 sq m)

Total : 917 sq ft (85.25 sq m)

### Services

All mains services are available subject to any reconnection which may be necessary.

### 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

The VOA website advises the rateable value from the 1st April 2026 is £5,900. 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.

The first floor flat is Council Tax Band A under Stafford local authority.

### Tenure - Freehold

Freehold subject to existing leases in place.

### EPC

Energy Performance Certificate number and rating for the flat is 39E

Energy Performance Certificate number and rating for the retail unit was 53 C and is due to be renewed.

### VAT

VAT is to be confirmed.

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

### 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.

### Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of 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.

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