

# RORY MACK

## ASSOCIATES



**CG CHELL PREMISES,  
MARSTON ROAD, STAFFORD,  
STAFFORDSHIRE, ST16 3BS**

**FOR SALE  
£450,000  
TO LET  
£45,000 PAX**

- An array of industrial buildings extending to 13,675 sq ft of usable space
- Large modern showroom, workshop, offices and storage facilities
- Buildings could be split into multi-lets or operated as one large business
- EPC: Band C (69)



**FORMER CG CHELL**  
**MARSTON ROAD & FANCY WALK**  
**STAFFORD, ST16 3BS**

#### GENERAL DESCRIPTION

A range of commercial buildings being sold as one, off Marston Road in Stafford suitable for development, owner-occupier or investment potential. The first building is the showroom off Fancy Walk, a steel portal framed industrial unit with concrete floor mezzanine wrapping around the sides to create a showroom feel. The footprint extends to 5,377 sq ft with an additional 2,947 sq ft on the raised mezzanine. The building was erected in 1992 and features a pitched, insulated roof, gas blow heater and double glazed windows and doors.

The second building is known as 25-27 Marston Road and features what was previously 3 houses and has been extensively extended to create warehouse space of 3,752 sq ft with 1,198 sq ft of ancillary office/storage space above. There is a 401 sq ft workshop at the rear off Wright Street.

Both sections are on separate meters meaning the two can be split as multi-let investments or run as two different businesses. Parking for the units can be made available by removing part of the older building so please call to discuss.

#### LOCATION

The properties are located off Marston Road and Fancy Walk with rear access from Wright Street. The site is easily accessible from the M6 junction 14 being less than 2 miles away.

#### SERVICES

We understand that all mains services are connected. A number of hot and cold gas blow heater units are installed. Please note that no services have been tested by the agents.

#### TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees

#### VAT

The sale price/rent is not subject to VAT.

#### ACCOMODATION

##### 25-27 Marston Road

###### Ground Floor

Including warehouse/workshop space, offices and rear MOT bay: 3,752 sq ft  
Rear workshop: 401 sq ft  
**NIA: 4,153 sq ft**

###### First Floor

A number of individual and open plan office spaces, all located at the front of the building: 1,198 sq ft  
**NIA: 1,198 sq ft**

##### Showroom at Fancy Walk

###### Ground floor

Showroom/warehouse space, partitioned offices and welfare facilities: 5,377 sq ft

###### First floor

Wrap around mezzanine with load bearing concrete floor: 2,947 sq ft  
**NIA: 8,324 sq ft**

##### Overall NIA:

**13,675 sq ft**

#### BUSINESS RATES

Rateable Value: £49,250  
Rates Payable: £21,276 pa

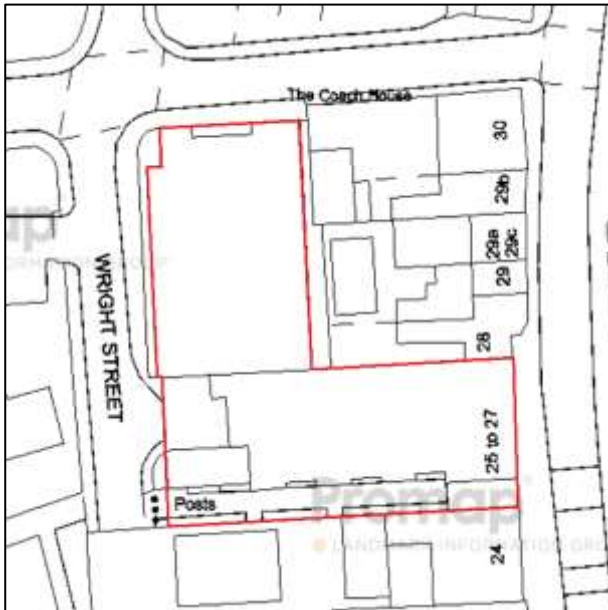
#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements