



FEATURES

- Online auction date 9 & 10 December
- Two industrial buildings
- Secured parking
- Suitable for owner-occupier or investors
- Freehold
- Guide price £185,000+
- Secure gated yard
- Total square footage of 4,801
- Excellent transport connectivity
- Total site area - 0.17 acres

Guide Price: £185,000+

Two industrial buildings

C G Chell
25-27 Marston Rd
Stafford
ST16 3BS

OVERVIEW

Site 1 building 1

A self-contained workshop unit of traditional brick and blockwork construction under a pitched roof. The interior is open-plan with a solid concrete floor. Vehicular access is provided via two roller shutter doors, with a separate personnel door. We are advised that a water supply is connected, but there is currently no electrical supply to this unit.

Site 1 building 2

is a modern, detached industrial/warehouse unit of steel portal frame construction, clad in profile metal sheeting. The pitched roof incorporates translucent panels, providing good natural light. It offers good internal height, with an eaves height of approximately 5.05 m rising to 5.43 m at the pitch. Access is provided by a large, powered, roller shutter loading door to a height of 4.47 m.

The ground floor consists of workshop/storage space, and a substantial steel-framed mezzanine floor provides significant additional capacity.

Lot No.4

Auction date 9 & 10 December

Site Area

Site 1-Building 1: 250.11 m² / 2,692 ft²
Site 1-Building 2: 94.84 m² / 1,021 ft²
Site 1-Building 2: (Mezzanine) - 76.01 m² / 818 ft²

Site 1 Total area - 420.96 m² - 4,531 ft²

EPC

To be confirmed

Tenure

Freehold with vacant possession - please see legal pack for further information.

Broadband Checker

<https://www.broadband.co.uk/checker/>

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Buyers Premium

3% (min. £4,500) inc. VAT

Deposit

10% deposit payable in addition to the Buyer's Premium

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

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