



## 32 Stafford Street, St Georges, Telford Shropshire, TF2 9JQ

- Mixed retail/residential investment situated in a prominent location
- Two-storey commercial building extending to 1,463 sq ft on a site of 0.11 ac
- Self-contained ground floor retail unit and separate ground and first floor flats
- Longstanding tenants in occupation on both floors
- Development potential to the rear subject to planning permission



# 32 Stafford Street

## St Georges, Telford

### LOCATION

The property is located in St Georges in north Telford, approximately 1 mile east of Oakengates and 0.5 miles west of Priorslee. Telford Town Centre is 1.5 miles away and Junctions 4 and 5 of the M54 motorway are 2.5 miles distant.

The property itself is situated on Stafford Street, just off the B5061 Holyhead Road via Furnace Road. It occupies a prominent roadside position south of St Georges district centre, and the roundabout at the intersection of Church Street, Stafford Street, West Street and Gower Street - the main thoroughfares in St Georges. The surrounding area is predominantly mixed retail and residential uses with the Elephant & Castle public house close by.

### DESCRIPTION

The property comprises a detached two-storey commercial premises currently providing a retail unit with separate residential flat on the ground floor, together with a further flat on the first floor. The ground floor retail unit does have planning consent for conversion to another flat.

Internally, the retail unit is positioned to the front of the building and benefits from WC facilities. To the rear is a one bedroom flat (Flat 2) and on the first floor is a two-bedroom flat (Flat 1). Each demise is self-contained, having it's own access.

Externally, there is a concreted access route to the side of the building leading to a concrete surfaced yard/parking area to the rear and two disused commercial structures/outbuildings. The total site area is 0.11 acres.

### ACCOMMODATION

#### Ground Floor:

Retail Unit 552 sq ft  
Flat 2 422 sq ft

#### First Floor:

Flat 1 489 sq ft

#### Total Gross Internal Area

Rear yard and outbuildings 1,463 sq ft approx 2,691 sq ft

### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.



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### PLANNING

We understand the property has planning permission for uses within Class A1 and C3 of the Town & Country Planning Act 1987 (Use Class Order 2005). The property does have full planning permission for a change of use of the ground floor retail unit to a residential flat (reference TWC/2017/0169).

The rear yard and outbuildings also have development potential for commercial or residential use, subject to the necessary planning consent.

### TENURE & PRICE

**Freehold Investment:** The property is offered for sale on a freehold basis subject to the existing tenancies, being two longstanding tenants currently producing a total rental income of £9,927.84 per annum. Full details available upon request from the agent.

Offers in the region of £160,000 for the freehold investment.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES/COUNCIL TAX

According to the Valuation Office Agency website the rateable value of the ground floor retail unit in the 2017 rating list is £4,100. Flats 1 and 2 both fall within Band A for Council Tax purposes.

### ENERGY PERFORMANCE CERTIFICATE

The ground floor retail unit has an Energy Rating of G(166). Flats 1 and 2 have Energy Ratings of E(42) and E(48) respectively.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

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Printcode: 2015520

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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