



The Roller Mill, Teddesley Road, Penkridge, Stafford, Staffs, ST19 5BD

- Three Storey Character Property
- Village Location but with Good Commuter Links
- Net Internal Area 4,340 sq ft (403.2 sq m)
- Suitable for a Variety of Uses subject to Planning Permission
- EPC Rating: B-46



Printcode: 20230724

The Roller Mill

Teddesley Road, Stafford

LOCATION

The property is situated on the edge of Penkrudge village in a semi-rural location but having swift commuter links to the county town of Stafford in the north and Wolverhampton in the south via the A449 which is approximately 2 minutes' drive away. Access to Junction 13 of the M6 motorway at Acton Gate is approximately 3.5 miles away. Penkrudge itself has a railway station providing train links to Birmingham and Crewe.

DESCRIPTION

The property comprises an attractive and historic former mill dating from around 1764 which has been sympathetically converted into three storey office accommodation together with a more modern link annexe providing an entrance hall with ancillary accommodation. The property has a tarmacadam car park for approximately 14 vehicles.

ACCOMMODATION

All measurements are approximate:

Entrance lobby having toilet with wash hand basin, fully fitted catering kitchen, wetroom with WC.

Office/boardroom with vaulted ceiling.

493 sq ft (45.8 sq m)

Further office/store access from rear garden.

Inner hallway with toilet and wash hand basin.

Ground floor open plan office with beams and built in store.

1,025 sq ft (95.2 sq m)

First Floor

Landing having ladies' toilet with two cubicles and wash hand basin, gents' toilet with one cubicle, one urinal and wash hand basin, meter cupboard.

Open plan office with beams and original features.

1,025 sq ft (95.2 sq m)

Second floor

Landing with kitchen having stainless steel sink unit

Open plan office with beams and original features.

1,025 sq ft (95.2 sq m)

Overall Net Internal Area 4,340 sq ft (403.2 sq m)

Outside

Tarmacadam forecourt with 14 allocated car parking spaces and small rear courtyard garden.

RENT

£54,250 per annum plus VAT.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

LEASE

The property is offered on a new lease, terms to be agreed.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

A security bond will be taken on this property and held throughout the term.

PROPERTY REFERENCE

CA/BP/2267/KMC

LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

RATEABLE VALUE

£47,750 - VOA.

RATES PAYABLE

£24,448 - 2023/2024.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance of the common parts/site.

LEGAL COSTS

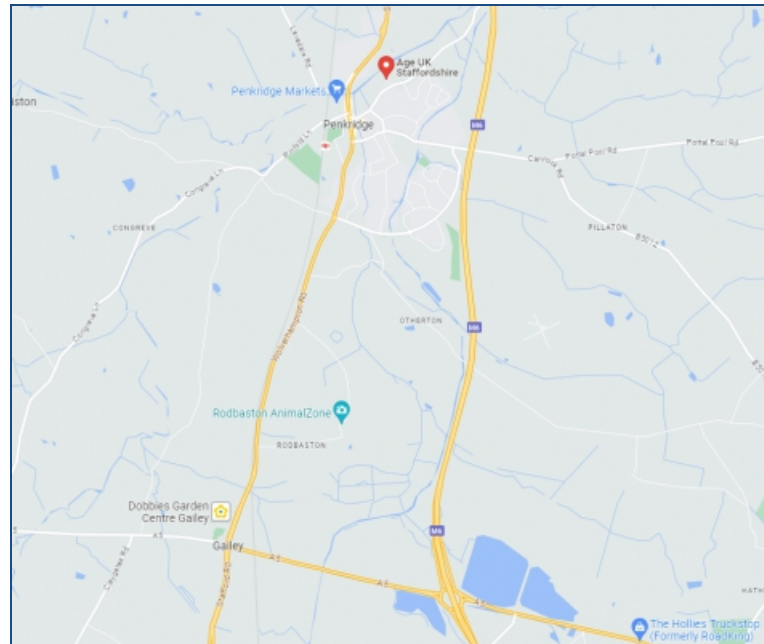
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

There is a three month lead-in time with this property.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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