



51, 53 & 55 Horse Fair & 86 Talbot Street
Rugeley, WS15 2EJ

3590.00 sq ft



Asking Price £245,000



Description

A row of three terrace properties comprising ground floor shop units with living accommodation above, and three bedroom house with detached workshop to rear.

The three terraced properties could be split to provide two/three flats. The building will require refurbishment prior to letting but following the improvements there is the potential for an income of circa £26,000 per annum.

The three bedroom house is of brick construction under a pitched tile roof. The ground floor consists of Kitchen with access onto the shared parking area to the rear, Living room, Dining room and Utility. Stairs lead up to the first floor where there are three bedrooms and a bathroom. Immediately behind the house is a workshop which could be converted (STPP) into a annexe, flat or garage. Alternatively it may suit someone wanting an office or workspace.

To side of the terraced properties there is a vehicular access leading to parking to the rear. The property will be sold Freehold with Vacant Possession.

Location

The property is located on Horse Fair in Rugeley. Nearby occupiers include JD Wetherspoon, Argos and Home & Bargains. Sat Nav users should use post code WS15 2EJ

Accommodation

Commercial

No.51 (Retail)
364Sq ft (33.82 Sq m)

No.53 (Retail)
396 Sq ft (36.79 Sq m)

No.55 (Retail)
412 Sq ft (38.27 Sq m)

86 Talbot Street:
GROUND FLOOR
Kitchen: 138 Sq ft (12.82 Sq m)
Living Room: 157 Sq ft (14.59 Sq m)
Dining Room: 176 Sq ft (16.35 Sq m)
Utility: 90 Sq ft (8.36 Sq m)

FIRST FLOOR

Bedroom: 138 Sq ft (12.82 Sq m)
Bedroom: 164 Sq ft (15.24 Sq m)
Bedroom: 166 Sq ft (15.42 Sq m)
Bathroom: 93 Sq ft (8.64 Sq m)

WORKSHOP

Ground Floor: 272 Sq ft (25.27 Sq m)
First Floor: 272 Sq ft (25.27 Sq m)

Residential

First Floor

Kitchen: 107 Sq ft (9.94 Sq m)
Living Room: 147 Sq ft (13.66 Sq m)
Bedroom: 97 Sq ft (9.01 Sq m)
Bathroom: 28 Sq ft (2.60 Sq m)
WC: 22 Sq ft (2.04 Sq m)

Living Room: 186 Sq ft (17.28 Sq m)
Room One: 151 Sq ft (14.03 Sq m)
Room Two: 166 Sq ft (15.42 Sq m)
Room Three: 60 Sq ft (5.57 Sq m)
Room Four: 116 Sq ft (10.78 Sq m)

TOTAL: 1,924 Sq ft (178.75 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

No.51 - No Information
No. 53-55 RV: £3,000

The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% 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.

Tenure

Freehold with vacant possession upon completion.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

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.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.