



96 Heathcote Road

Bignall End, Stoke-On-Trent, ST7 8LL

781.00 sq ft



Asking Price £225,000





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## Description

A well maintained mixed use property consisting of a ground floor barbers shop fronting Heathcote Road and a 2 bedroom house to the rear on Station Road. The property benefits from ground floor lounge & kitchen, first floor two bedrooms, shower room and access to sun terrace, and staircase to two attic storage areas with velux windows and a w.c and wash hand basin. Externally there is a carport with w.c. and storage area and a garage. The property benefits from double glazing, gas central heating, CCTV and alarm system.

## Location

The property is located within the village of Bignall End on the corner of Heathcote Road and Station Road. The A500 is approx 10 minute drive which then gives access to J15 & J16 of the M6 motorway, as well as Newcastle-under-Lyme and many of the towns within Stoke-on-Trent.

## Accommodation

### Ground Floor

Barbers : 161 sq ft (14.99 sq m) with cellar having power & lighting.

Separate entrance to Utility : 46 sq ft (4.28 sq m)

Kitchen : 78 sq ft (7.29 sq m)

Lounge : 154 sq ft (14.32 sq m)

### First Floor

Bedroom 1 : 151 sq ft (13.99 sq m)

Bedroom 2 : 119 sq ft (11.02 sq m) with door onto sun terrace

Bathroom : 72 sq ft (6.70 sq m)

There are stairs accessed via bedroom 1 to the attic spaces.

### Second floor

The attic space either side of the staircase has been boarded out, carpeted and benefits from velux windows, however it is not full height throughout. There is a w.c. and wash hand basin.

### Outside

There is a carport suitable for 1 vehicle, outside w.c. (currently used by the tenant) and storage area, and garage to the side.

## 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

The VOA website advises the rateable value for 2024/25 for the retail unit is £1,750. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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.

The residential part of the building is listed as council tax band A.

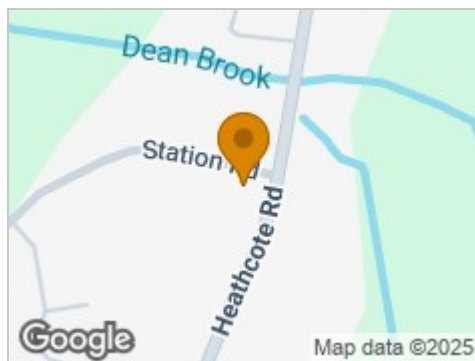
## Tenure - Freehold

Freehold with vacant possession.

Please note there is a tenant on an informal agreement in the barbers at the front, who would like to remain if possible. If the property is required vacant, notice will be served on exchange of contracts.



### Road Map



### Hybrid Map



### Terrain Map



### Fixtures & Fittings

The fixtures and fittings within the property are available by separate negotiation with the seller.

### EPC

Energy Performance Certificate number and rating is TBC

### VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

### 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.

### Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

### 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.

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