

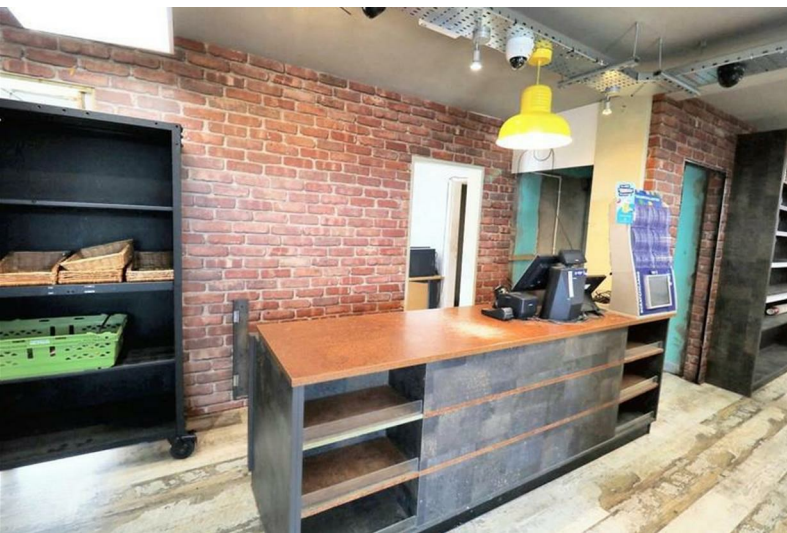


13 Station Road

Delamere, Northwich, CW8 2HU

Asking Price £575,000

2234.00 sq ft



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Description

A highly modernised and well presented mixed use property with the ground floor to the front having been used as a convenience store. The residential area is self contained and has its own entrance to the side with through kitchen / diner / lounge on the ground floor and 5 bedrooms, bathroom and an ensuite to the first floor. The property also benefits from a rear garden, parking to the side and front, and a sun terrace on the first floor.

Location

The property is located on the B5152 within the heart of Delamere. Local attractions include Delamere Forest Visitor Centre, Go Ape, Delamere forest camping & caravanning, Golf club, Delamere Lake Sailing and Holiday Park.

Accommodation

Commercial

Retail : 590 sq ft (54.83 sq m)

Storage : 61 sq ft (5.69 sq m)

Office : 128 sq ft (11.91 sq m)

W.C.

Residential

Ground Floor

Kitchen Area : 141 sq ft (13.10 sq m)

Lounge/Dining Area : 220 sq ft (20.43 sq m)

W.C

First Floor

Master Bedroom with en-suite shower : 272 sq ft (25.26)

Dressing Area : 99 sq ft (9.19 sq m) with sun terrace off : 190 sq ft (17.65 sq m)

Bedroom 2 : 162 sq ft (15.05 sq m)

Bedroom 3 : 109 sq ft (10.13 sq m)

Bedroom 4 : 99 sq ft (9.19 sq m)

Bedroom 5 : 58 sq ft (5.39 sq m)

Bathroom : 105 sq ft (9.75 sq m)

Total : 2,234 sq ft (207.57 sq m)

Services

Mains electric and water are available subject to any reconnection which may be necessary. Mains Gas does not run to the premises.

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 the retail premises is 2023/24 is £6,300. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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. We understand the property qualifies for rural business relief.

The VOA website advises the residential council tax is Band D

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession.

VAT

VAT is to be confirmed.

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



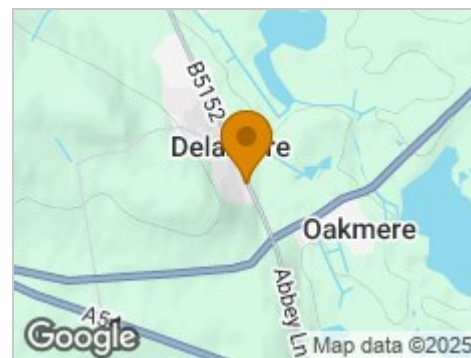
Road Map



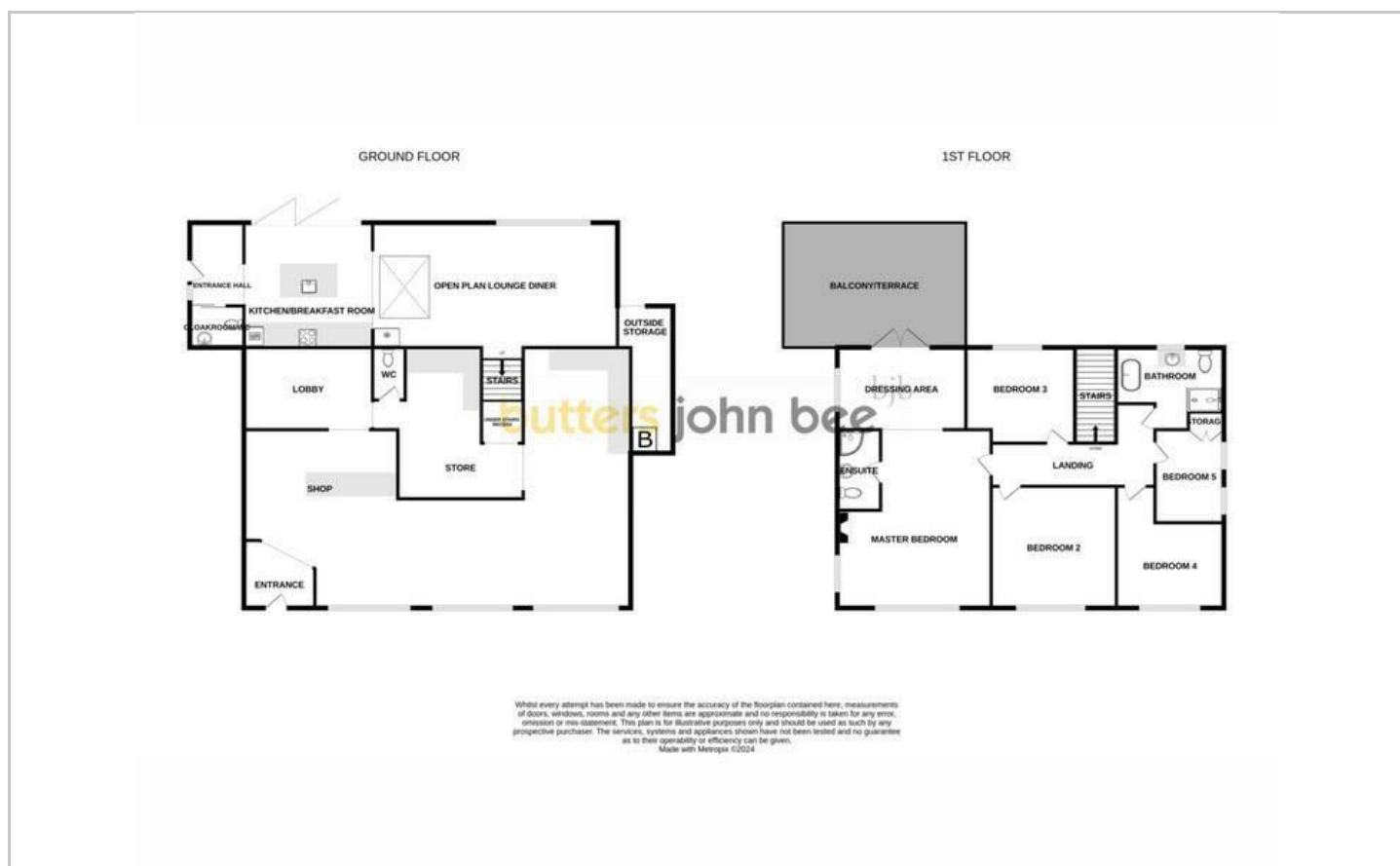
Hybrid Map



Terrain Map



Floor Plan



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 - 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.

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.

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