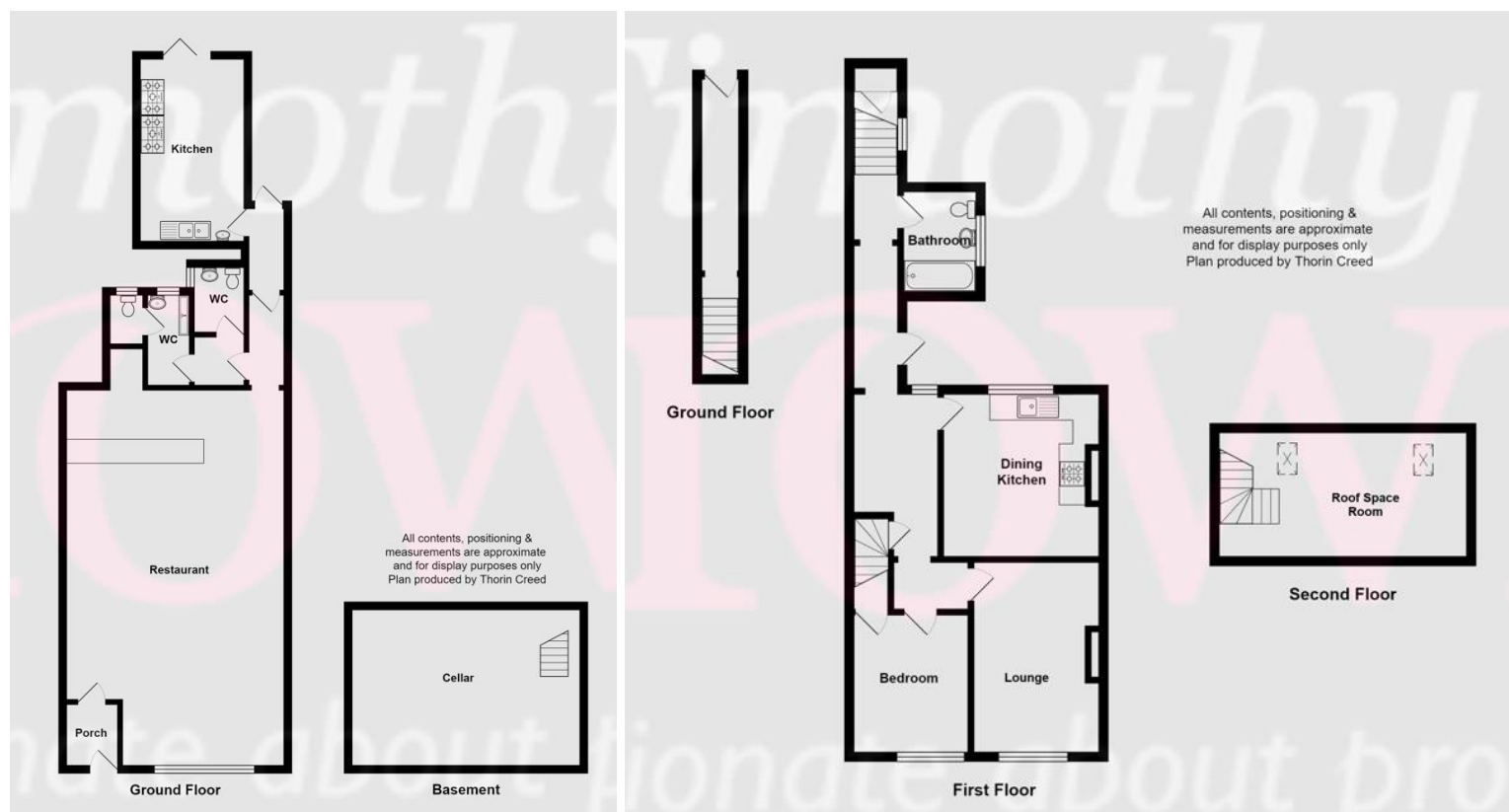


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# Timothy a brown



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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

**39 High Street**  
Biddulph, Stoke-On-Trent,  
Staffordshire ST8 6AD

**Selling Price: £189,950 plus VAT**

- RESTAURANT WITH BUSINESS TENANT IN SITU
- VACANT FIRST FLOOR ONE BEDROOM FLAT
- PROMINENT HIGH STREET LOCATION
- YARD GARDEN TO REAR
- INVESTMENT PROPERTY SALE, SITTING TENANT ON LONG LEASE

This is an investment property sale with sitting tenant having a long lease, it is not a sale of a business.

Location

The property is located in the town of Biddulph, Staffordshire, 13.9 kilometres (8.7 miles) north of Stokeon-Trent, 18.9 kilometres (11.8 miles) south of Macclesfield and 21.9 kilometres (13.7 miles) east of Crewe.

The premises is situated in Biddulph town centre a short distance from the A527 which provides access to Newcastle to the south. The property fronts the High Street with local facilities including the Royal Oak pub, Sainsbury’s, Biddulph Methodist Church, Biddulph Town Hall and a number of retailers.

Kidsgrove train station lies 6.8 kilometres (4.2 miles) to the south west and provides services to Manchester Piccadilly in a journey time of approximately 50 minutes.

Description

The property comprises a two-storey terrace building with single storey extensions to the rear elevation. The property has brick elevations at ground floor and mock tudor elevations at first



floor under a pitched slate roof. Externally there is a yard garden to the rear elevation with covered smoking area.

Accommodation

Internally the trading area is situated at ground floor level with a bar servery to the right-hand side.

To the rear of the ground floor are the ladies and gentlemen’s toilets.

The first floor provides the one bedroom flat.

The site extends to approximately 0.04 hectares (0.09 acres).

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : Front door to:

PORCH : Door to:

DINING AREA 21' 8" x 27' 4" (6.60m x 8.32m): Covers for 48. Trapo door with timber steps down to former beer cellar.

BAR/SERVING 9' 8" x 7' 0" (2.94m x 2.13m):

CORRIDOR : Door to W.C. Door to further corridor leading to catering kitchen.



MALE W.C. :

FEMALE W.C. :

CATERING KITCHEN 17' 0" x 8' 10" (5.18m x 2.69m): Combi gas central heating boiler. Gas cooker with extractor above. Double bowl washing up sink. Double door to rear yard.

REAR YARD : Two store sheds. Yard gate. Covered smoking area. PVCu double glazed door to:

Flat :

LOBBY : Stairs to first floor landing. Cupboard above stairs incorporating gas central heating boiler.

LANDING : Doors to principal rooms. Radiator. Door to steps leading up to roof space room.

LOUNGE (FRONT) 14' 8" x 12' 0" (4.47m x 3.65m): Radiator.

BEDROOM (FRONT) 10' 7" x 10' 4" (3.22m x 3.15m): Radiator.

KITCHEN/BREAKFAST AREA : Fitted with a range of white eye level and base units. Gas hob with oven below and extractor fan above. Stainless steel single drainer sink unit inset. Tiled splashbacks.

BATHROOM 9' 8" x 7' 9" (2.94m x 2.36m): White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mixer shower tap and glass screen over. Chrome towel radiator.

ROOF SPACE ROOM 14' 4" x 9' 6" (4.37m x 2.89m): Two roof lights. Access to eaves storage either side.

LICENSES : Prior to being a restaurant, the premises was trading as the Swan Inn public house. Therefore, subject to application, the should be no issue obtaining a license.

RATING : Current rateable value (16 October 2023 to present) is £9,200.

TENANT’S LEASE DETAILS: Full repairing and insuring lease at a passing rent of £10,500 per annum from 04/05/2023 to 03/05/2035. Rent reviews 04/05/2028 and then every 42 months of that date.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

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 Timothy A Brown.

CREDIT CHECK : On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

DIRECTIONS: SATNAV ST8 6AD

EPC Rating: Rated ‘C’ for the Restaurant. Rated ‘E’ for the flat.

