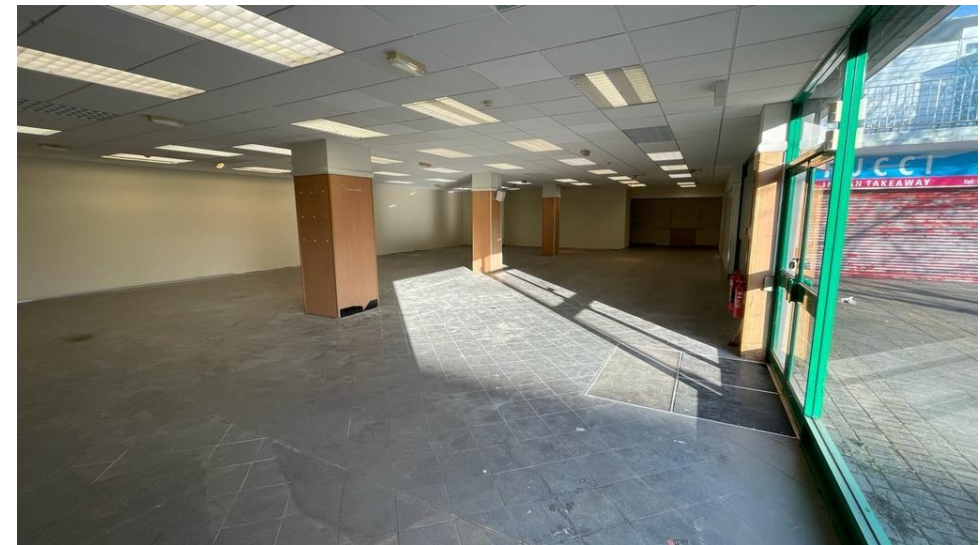
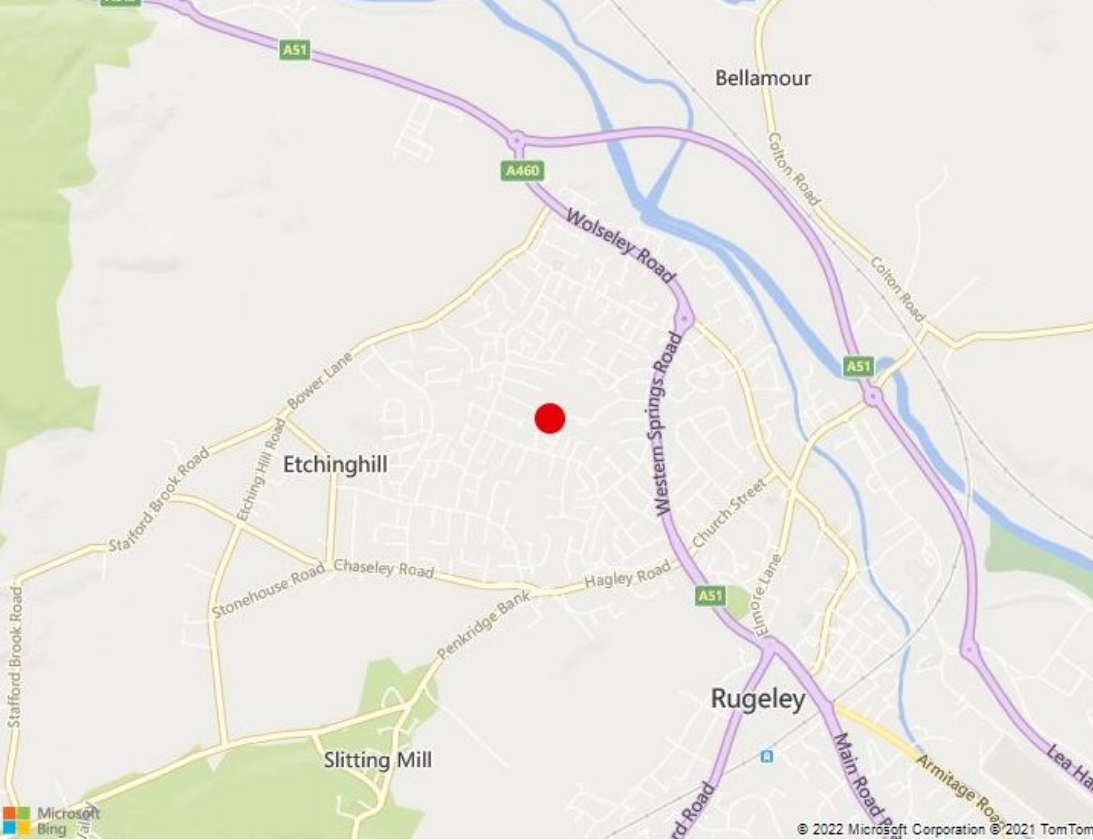


RETAIL UNIT WITH TWO SELF CONTAINED FLATS FOR SALE

107 - 110 Fernwood Drive, Rugeley, Staffordshire, WS15 2PY

4,818 SqFt (447.59 SqM) | £450,000 offers in the region of





KEY FEATURES

- Popular neighbourhood parade
- Large Ground Floor Retail Unit
- Two self contained flats
- Owner occupation or investment opportunity
- Potential conversion to Residential /alternative uses
- Not be used for Convenience Store or Alcohol use

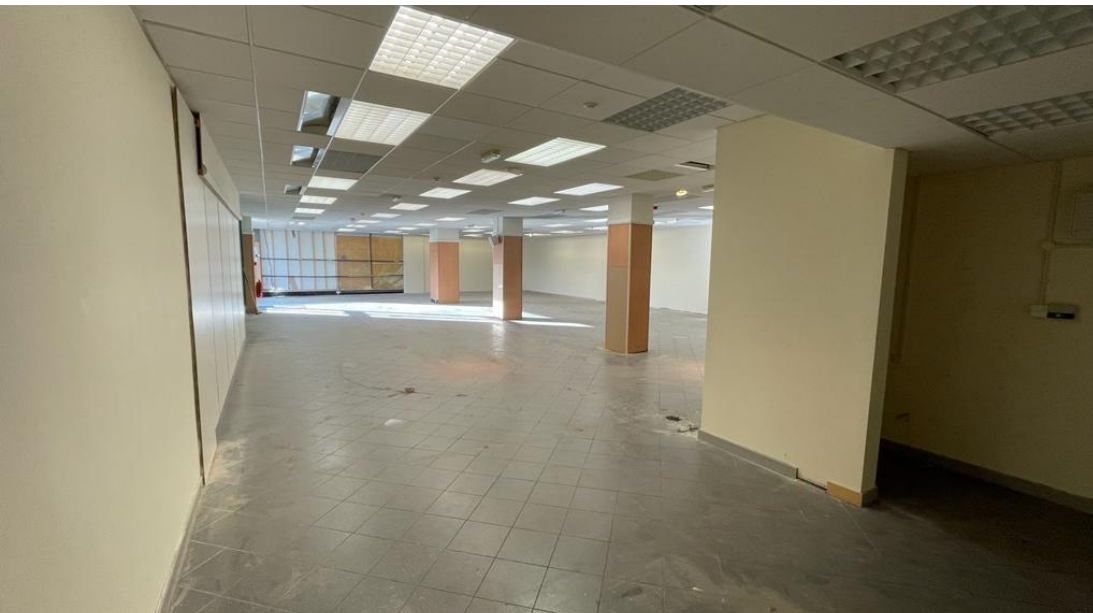
LOCATION

The property is situated in an established neighbourhood shopping parade, known as Fernwood Centre comprising of 12 similar units let to predominately local traders. Spar Convenience store is located on Green Lane on the entrance to the parade. Rugeley is a market town situated at the edge of Cannock Chase and with a population of about 23,000, is a short drive to the south via Western Springs Road (A51).

DESCRIPTION

The premises comprise ground floor retail unit together with two self contained flats to the first floor. The ground floor which has previously been used as a convenience store comprises retail sales area together with ancillary store/staff facilities. The first floor which is approached via an external staircase, provides two self contained flats. There is a shared parking to the front of the property serving the parade and service access to the rear.

Area	SqFt	SqM
Ground Floor Sales Area	3,008	279.44
Ancillary Stores	2,204	204.75
Two self contained flats		
Total Floor Area	4,818	447.59



107 - 110 Fernwood Drive, Rugeley, Staffordshire WS15 2PY



LEASE

Freehold with vacant possession.

NB - a restriction not to use the premises for convenience store will be required.

ASKING PRICE

£450,000 offers in the region of

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Ground Floor Rateable Value £48,750.

First Floor Flats - Council tax bandings TBC

Interested parties are advised to make their own enquiries with the Local Authority (Cannock Chase) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



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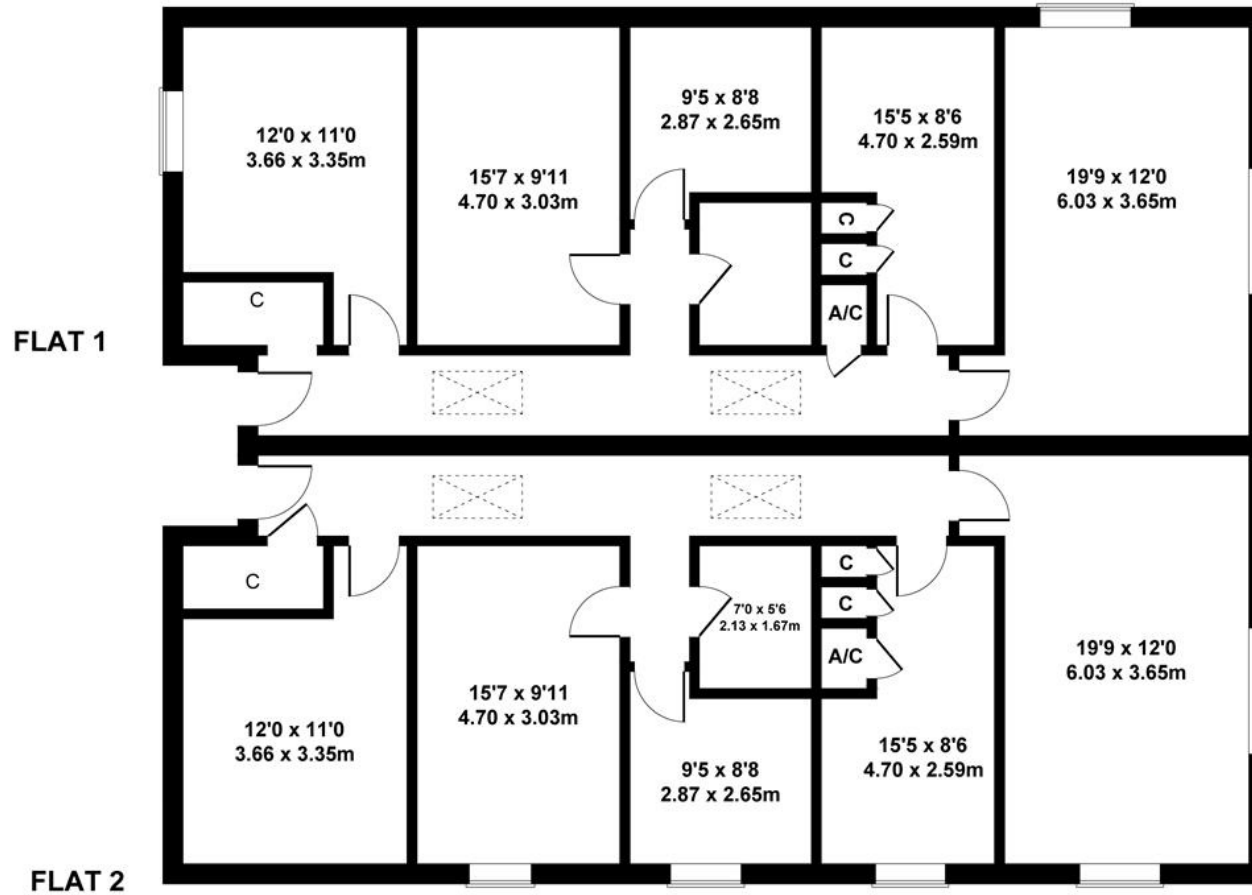


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Flats At 107-110 Fernwood Drive

Approximate Gross Internal Area
2110 sq ft - 196 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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