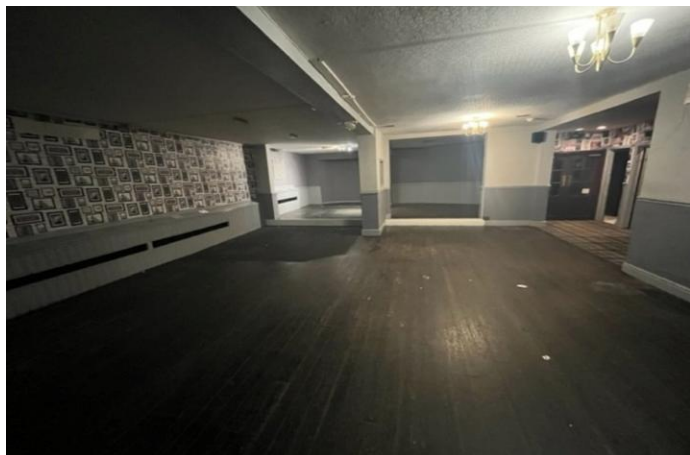


Bow Street

Rugeley, Staffordshire, WS15 2DG



**FOR SALE BY AUCTION
THURSDAY 25th APRIL 2024**

A large public house with function room and residential apartment above along with large car park to side and rear.

Auction Guide Price £275,000

John German 

The property offers an abundance of accommodation over three floors plus cellar space.

Large bar to ground floor with ladies and gents WCs, bar area, snug, kitchen and utility room.

To the first floor is a large function room with bar area, kitchen, store and ladies and gents WCs.

There is a large 2-3 bedroom flat arranged over the first and second floors.

Externally there is a seating area along with large car park.

Well placed close to the town centre which offers an abundance of amenities along with bus stations and good transport links.

The property would suit numerous uses including conversion to apartments, office space, demolition and redevelopment, all subject to planning approval.

There is scope to keep the property and build to the side and rear, again subject to permission. Planning permission was granted in 2015 for the erection of a pair of semi detached houses, which has now lapsed. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

Ground Floor:

Main Bar Area 17m x 10m max

Ladies and Gents WCs

Rear Kitchen 4.2m x 3.5m max

Utility Room 4.2m x 1.90m

Side Hallway

Seating area to the side. Gated vehicle access to large tarmac car park.

Cellar 11.5m x 6.6m max

First Floor:

Landing

Kitchen 4.20m x 3.50m max

Hallway

Lounge 4.30m x 6.90m max

Function Room and Bar 12m x 10m max

Store

Utility Room 3.4m x 1.7m max

Second Floor:

Bedroom One 4.70m x 4.60m max

Ensuite

Dressing Room 3.75m x 2.50m max

Store/Office 5.00m x 2.60m max

Bedroom Two 4.50m x 4.0m

Bathroom

Construction material: Standard brick.

Parking arrangements: Car Park.

Water supply: Mains.

Electricity supply: Mains.

Sewerage arrangements: Mains.

Heating supply: Gas.

Broadband: Standard - 19 mbps, Superfast - 80 mbps, Ultrafast - 1000 mbps available

Mobile phone coverage: O2, EE, Three, Vodafone available.

Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is related to our partner agent in the sale. If you have any queries regarding this, please contact us for further information.

Tenure: Freehold. Vacant possession upon completion.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

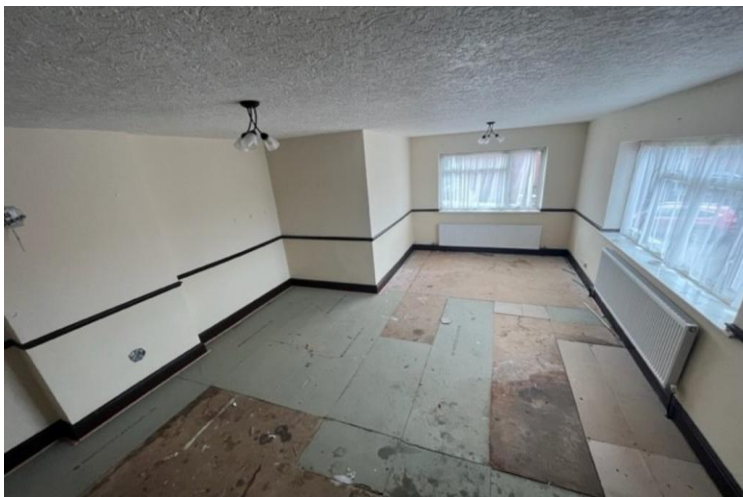
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

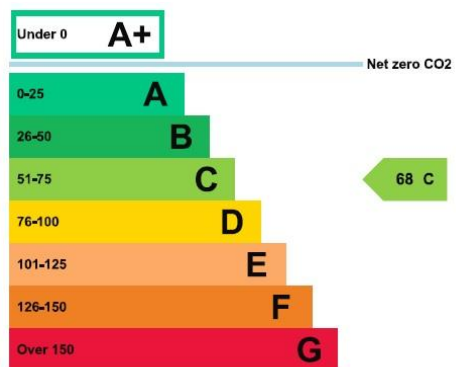
Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent