

**FOR SALE FREEHOLD – GUIDE PRICE: £99,950 PLUS VAT
RETAIL PREMISES ADJOINING THE LAMB & FLAG, MAIN
ROAD, LITTLE HAYWOOD, STAFFORD, ST18 0TU**



- Three storey Grade II listed semi-detached property adjoining The Lamb & Flag pub
- Prominent corner position fronting Main Road and Meadow Lane
- Ground floor retail unit with residential accommodation above
- Total Gross Internal Area circa 1,952 square feet
- Site is to be sold for residential conversion only

Location

The property is located in Little Haywood which is a village around 4 miles north west of Rugeley and 6 miles east of Stafford. It has a population of around 2,000 residents and links up with the village of Colwich to the south west. It is situated on the edge of Cannock Chase and is also in close proximity to the National Trust owned Shugborough Hall.

The premises benefits from a corner position fronting Main Road and Meadow Lane and adjoins The Lamb and Flag public house. The surrounding area comprises of mainly residential dwellings and there is another pub, the Red Lion, which is located nearby. There are no other retail units in the village.

Property Description

The premises is a three storey Grade II listed semi-detached property of rendered construction beneath a pitched and hipped roof.

Accommodation

The ground floor comprises of a sales area, a lounge, a back room, a good sized kitchen, a store and a bathroom.

The first floor comprises of three double bedrooms with access obtained through the shop.

The second floor/loft space includes two large rooms directly over the first floor.

There is no external space associated with the shop or residential accommodation.

The shop and residential accommodation have been derelict for a considerable period of time and require significant investment.

Tenure

Freehold. The property forms part of the pub's title and will be separated at the point of sale.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed and is within a conservation area. For further information please contact the local authority.

Services

We are advised that the premises has been disconnected from all mains services.

Business Rates and Council Tax

The property was removed from the rating list on 3rd February 2019. The Council Tax for the residential accommodation is to be confirmed.

VAT

VAT is applicable on the sale of the property.

EPC

The shop has an EPC rating of band C. The residential accommodation has an EPC rating of band E. Copies are available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=GLdbC5bx9df&help=1&g=1&ts=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



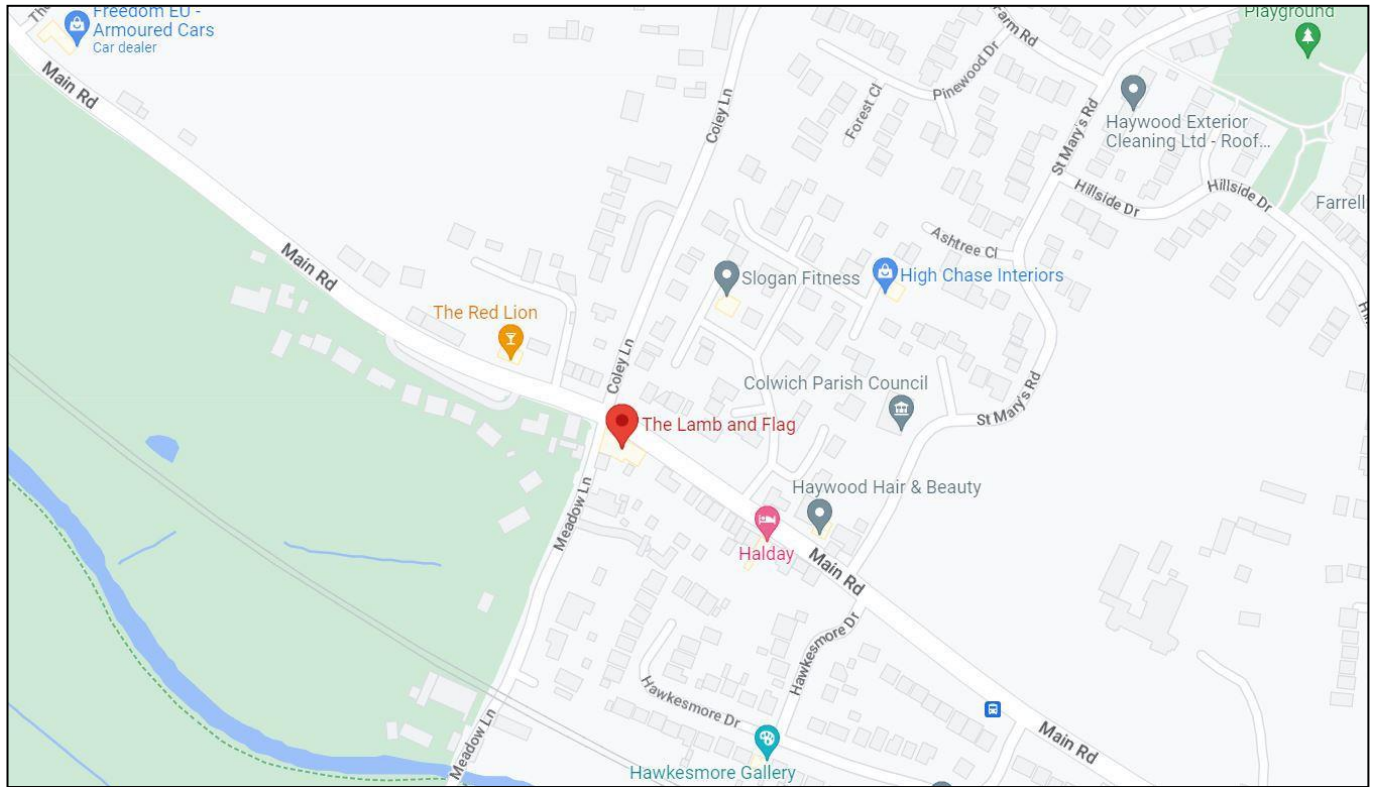
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



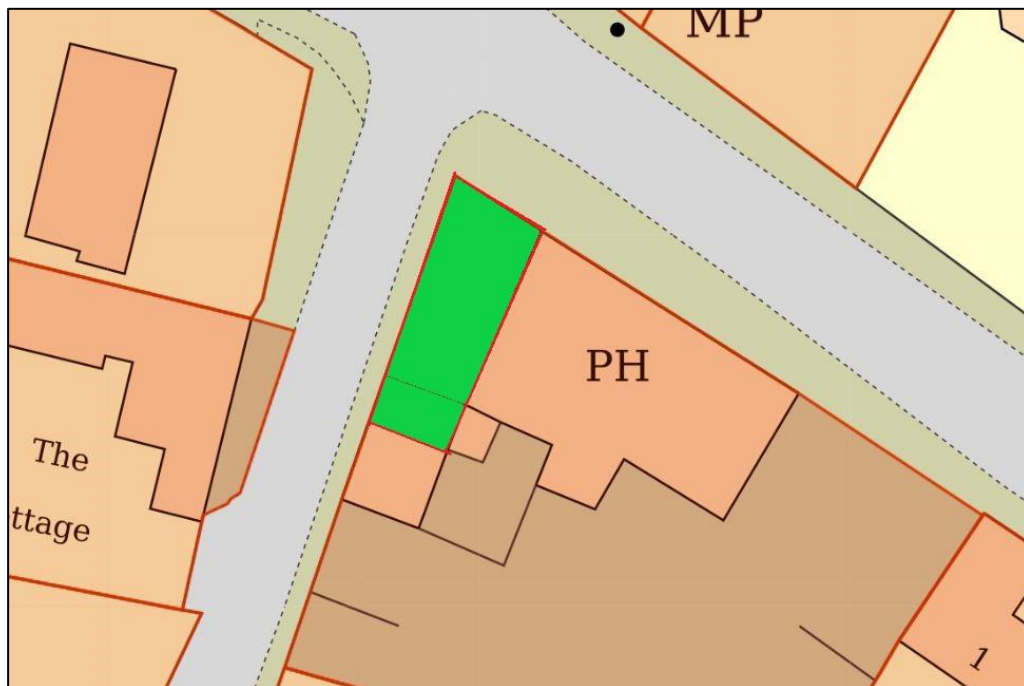
Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

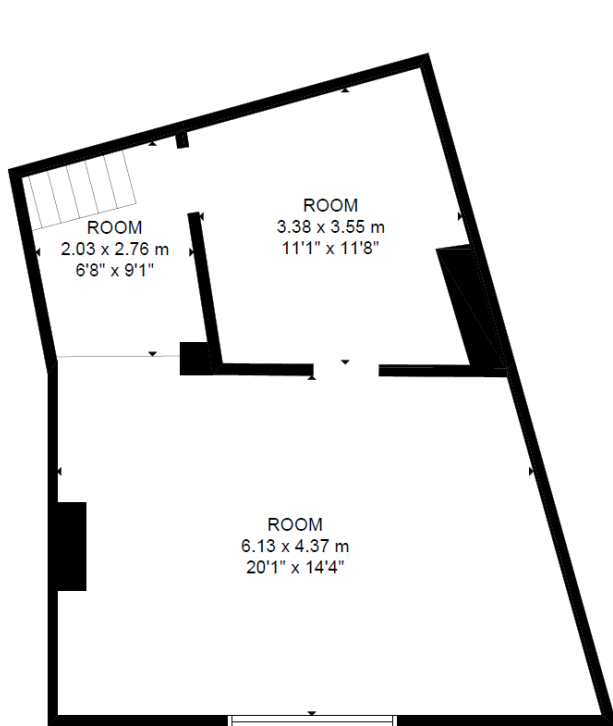


Location Plan

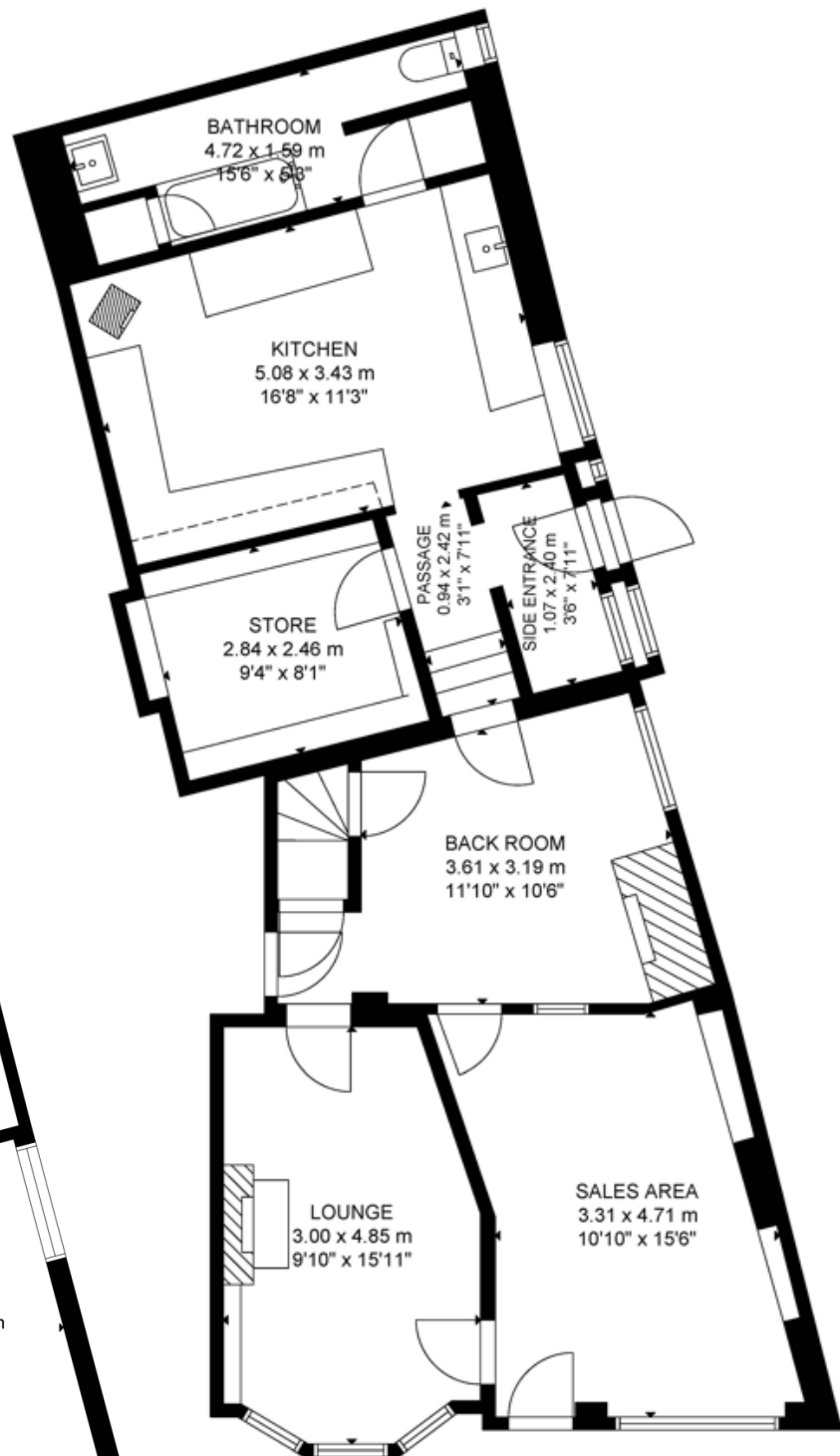


Site Plan

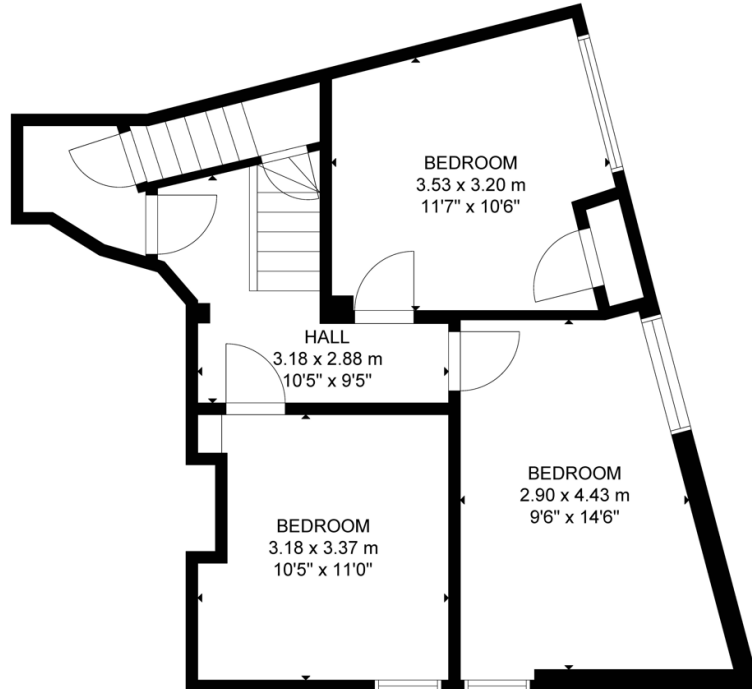




GROSS INTERNAL AREA
TOTAL: 181 M²/1,952 SQ FT
GROUND FLOOR: 87 M²/935 SQ FT, FIRST FLOOR: 48 M²/519 SQ FT
SECOND FLOOR: 46 M²/498 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Our Services & Offices

