



Randlay Farmhouse

Ref: 5854383

Randlay Avenue, Telford, TF3 2LH

Freehold: £515,000

Detached Former Farmhouse

Central location

Three bed accommodation

Occupational Format: Retail Agreement

Site Area 0.131 acres

EPC Rating D



Description

A two-storey detached building, which is a former farmhouse, that has been extended. On the ground floor is the main bar area, toilets and kitchen and on the first floor is the tenants three-bed accommodation.

[Please click here to view the full sales brochure.](#)

Location

The property sits in the southeast of Telford. It lies in a local parade which has a Premier shop, takeaway, nursery, community centre. There is a care home currently under construction to the rear.

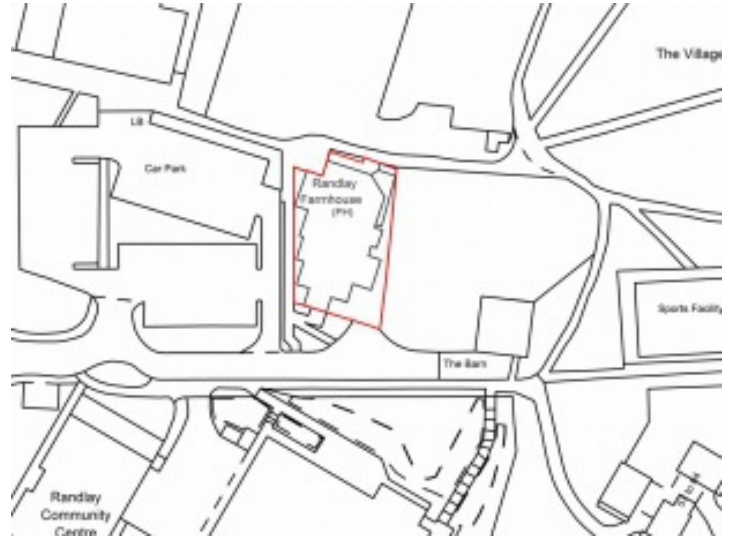
Occupational Format

Retail Agreement

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types

Trading Hours

Mon - Sat 12:00-23:00, Sun 12:00-22:30



Business Rates

The rateable value is £8,600 from 01 April 2023



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Birmingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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