



## Pedley's

Ref: 5613479

5 High Street, Biddulph, Stoke-on-Trent, ST8 6AW

Freehold: £299,950

Unopposed General Store

Excellent Frontage

Located in a residential area

Heavily relied upon by the local community

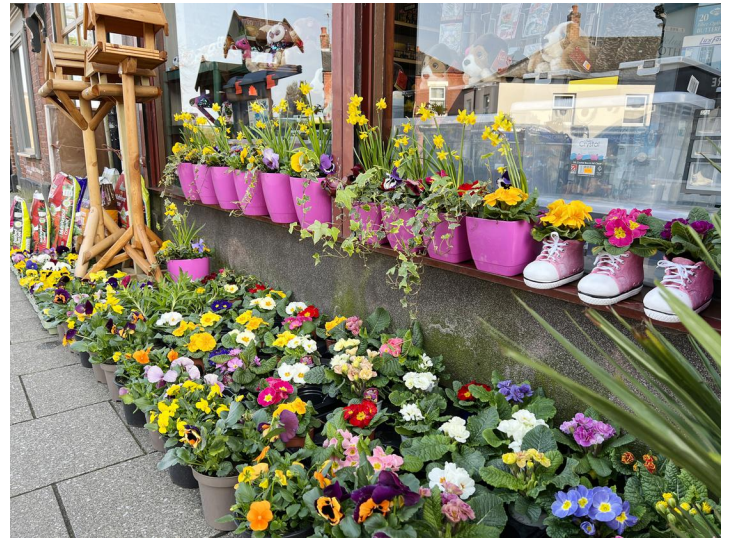
Development Opportunity

Energy Rating E



An extremely rare opportunity to acquire a long standing general store, established for well over 70 years as a family run business within a busy residential and commercial setting. The vendors are reluctantly selling to pursue retirement.

Please click for [Virtual Tour](#)



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### Location

This general store occupies a prominent trading position on the high street directly opposite the main general post office. It is also a densely populated residential area of Biddulph, Stoke on Trent. On street customer parking is available, together with the capability of an articulated vehicle delivery to the front and rear of the premises. The shop is also surrounded by other complimentary commercial properties and businesses.

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### External Details

There is an outbuilding to the rear which is currently used as storage. This has the potential to be turned into a residential dwelling, pending planning permission.

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### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

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### The Opportunity

The business is heavily relied upon by the local community and is in a strong trading position having a premise license, fireworks license and being a Calor gas stockist, as well as selling all types of commodities with no immediate competition in the nearby vicinity.

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### Trading Information

Full trading information will be made available to seriously interested parties following a formal viewing.

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### Trading Hours

The current trading hours are:

Monday to Saturday  
9.00am - 5.00pm

Wednesday - half day closed.





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### Staff

Staff information will be made available upon request to seriously interested parties.

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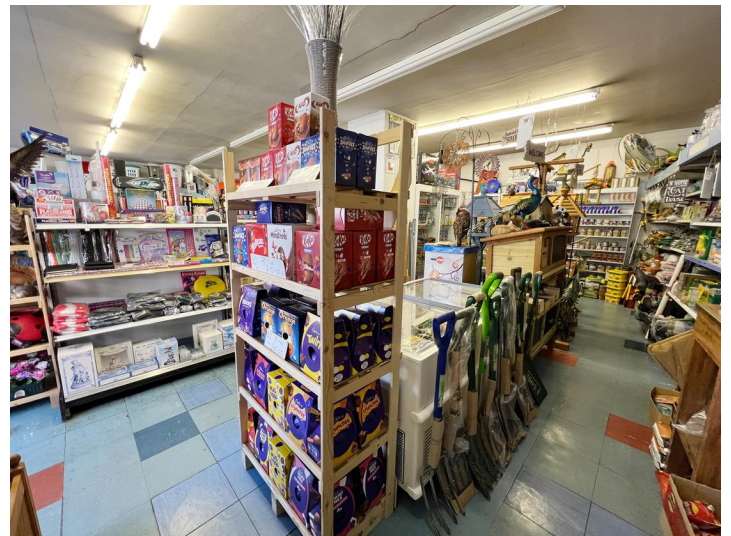
### Owner's Accommodation

Previously above the store there was a three bedroom apartment which is currently being used as storage, also, previously plans have been passed to convert the upstairs into two apartments but has since lapsed. It is important to note that the apartment needs to be completely refurbished before it is habitable.

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### Development Potential

The store has excellent potential for development. The current trading floor could be split into two separate units. In addition, the outbuilding to the rear could be turned into a residential dwelling, pending planning permission.



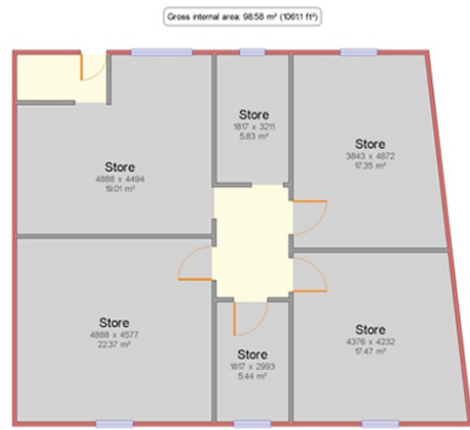
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### Business Rates

We are advised by our client that there are no business rates payable.



Ground Floor



1st Floor

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## 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:

### Steve Riley

Business Agent - Retail

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E:steve.riley@christie.com

Nottingham



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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