



25 Stafford Street, Brewood

THOMAS HARVEY
ESTATE AGENTS

The Property:

Thomas Harvey is pleased to offer a unique opportunity to purchase a freehold detached dwelling in the heart of Brewood with a ground floor café/ tea room and a self-contained two bedroom flat on the first floor, to be sold with all the café fixtures & fittings.

Description:

25 Stafford Street is a modern purpose built freehold detached building at approx. 1,348sq feet and is currently designed to incorporate a ground floor A3/A4/A5 Restaurant & Café Establishment and a first floor self-contained flat. Neatly decorated throughout providing a most attractive interior yet offering a number of period features, creating the charm and appeal of a period property. Lazy Days Café is a self-contained ground floor tea room with a seating area to accommodate in excess of thirty customers with the use of cloakroom facilities, bar/ counter area and kitchen facilities. The first floor flat is accessed via a rear exterior staircase leading to first floor where there is an open plan kitchen, inner hall, charming living room with wood burning stove, fitted modern bathroom and two double bedrooms with the master enjoying a pleasant outlook via the rear balcony. At the rear of the building, is allocated off road parking for two spaces.

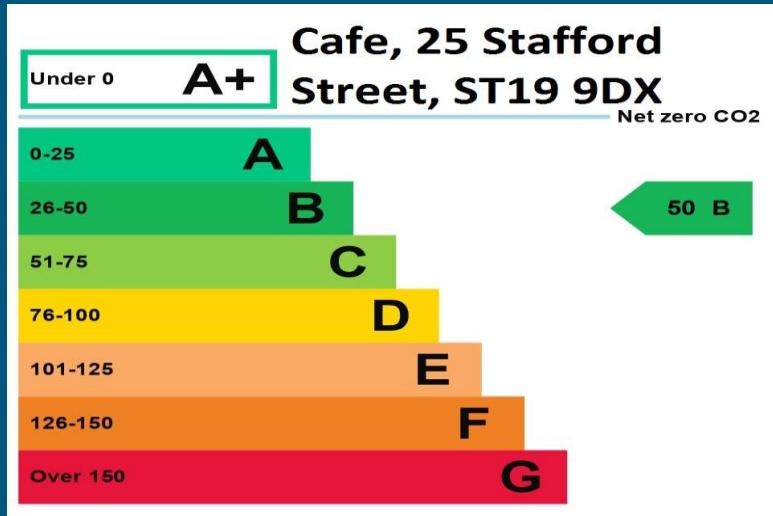
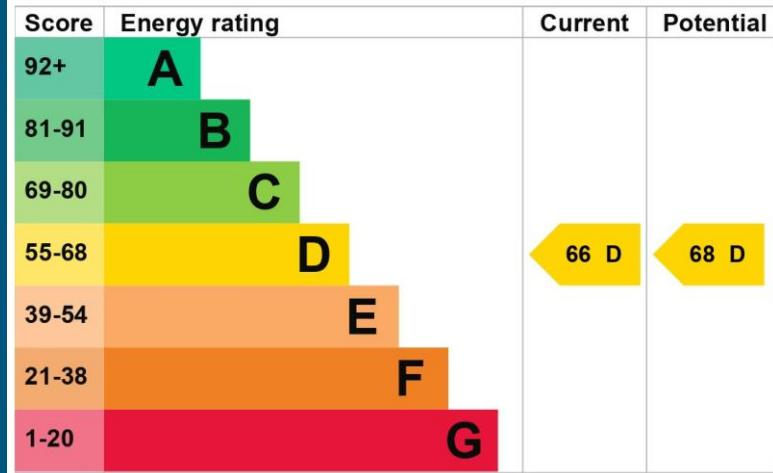
Location:

Occupying choice & prime position in the heart of the popular market town known as Brewood just off Bargate Street/ Sandy Lane and therefore a most convenient location for the busy trade, this affluent village has to offer. Brewood is an historic and picturesque village in the South Staffordshire district with popular local facilities including a post office, delicatessen, butchers, bakery, supermarket, newsagents with post office and highly regarded public houses & restaurants. Having excellent schooling close at hand including St Dominics in Brewood, Birchfield Preparatory School, Wolverhampton Grammar School, Tettenhall College, Stafford Grammar and Adams Grammar in Newport. The area also attracts a number of visitors with popular attractions such as Chillington Hall & Hockerhill Adventure Play barn. Brewood has superb transport links having the A5, A41, M6 and M6 (Toll) all being very accessible for commuting to principal towns/ cities.

Agents Comments:

Stafford Street is a fantastic opportunity to purchase a rare acquisition of a thriving village location business with residential accommodation, 'all under the same roof'. The sale of the property not only includes the freehold accommodation but also the goodwill for the business and all the fixtures & fittings for the café. Perfect for buyers wishing to manage a prosperous business in a favoured village location and reside in the living accommodation above. Stafford Street would also make an excellent investment opportunity to rent out both aspects.

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A Freehold Detached Building Presently Used As A Popular Café On the Ground Floor & A Self Contained Two Bedroom Flat On The First Floor With Off Road Parking In The Heart Of This Charming South Staffordshire Village!

Tenure: Freehold

Council Tax: Band A – South Staffordshire (Flat)

EPC Rating: Shop – B (50 No: 9905-3293-9833-8671-2983) & Flat- D (66) No: 5900-5675-0722-6428-3453)

Total Floor Area: 1,348sq feet (125.2sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

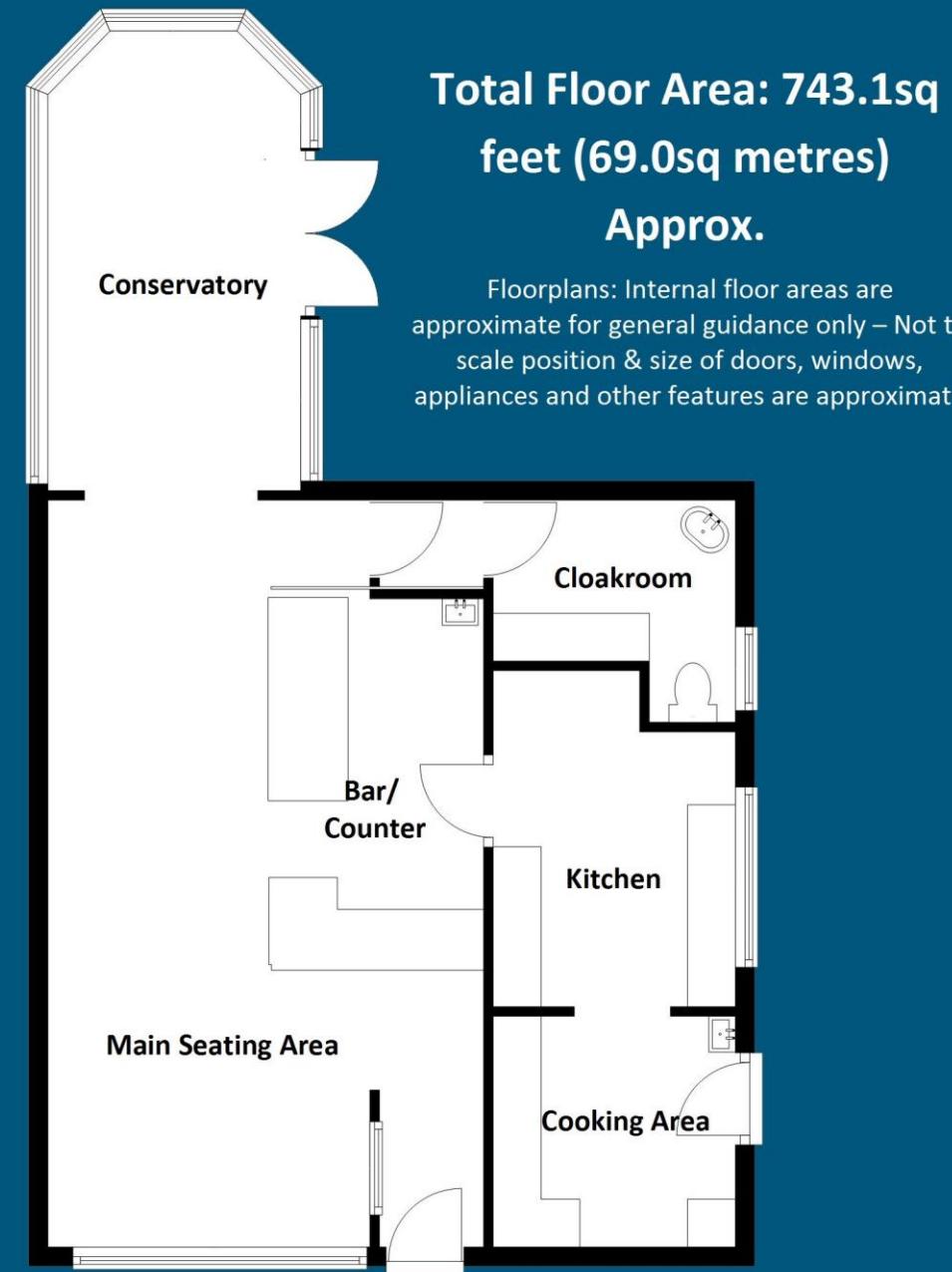
Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Ground Floor Café Premises: Total Floor Area: 743.1sq feet (69.0sqm metres) Approx.

Principal Seating Area: 25'7" (7.80m) x 15'5" (4.69m)

Designed to easily seat over twenty people with bar area/ counter area and is fitted with worktops, fridges/ cake counter, coffee machine & sink. The main area has the benefit of gas radiator central heating, laminate flooring, tall glazed windows at front with entrance door and open archway to: **Conservatory: 15'9" (4.80m) x 8'8" (2.64m)** Seating for a further dozen people and rear access leads to the rear courtyard which provides further seasonal seating for a further twelve people. **Preparation Area: 11'6" (3.51m) x 8'4" (2.53m)** Fitted with stainless steel counters & worktops, double drainer sink units, caters professional fridges, tiled walls, vinyl flooring and glazed window to side. **Cooking**

Kitchen: 8'4" (2.55m) x 7'3" (2.21m) Fitted with stainless steel counters & worktops, range cooker, grill, microwave and deep fat fryer, tiled walls, vinyl flooring and access to side exterior. **Lobby leading Guest Cloakroom: 8'4" (2.53m) x 7'7" (2.32m)** Fitted with a base cupboards & worktops, white low level WC & circular sink unit, baby changing area, laminate flooring and opaque glazed window to side.



Cafe, 25 Stafford Street







First Floor Flat: Total Floor Area: 605.4sq feet (56.2sq metres) Approx.

An exterior staircase at rear leads to the first floor Entrance.

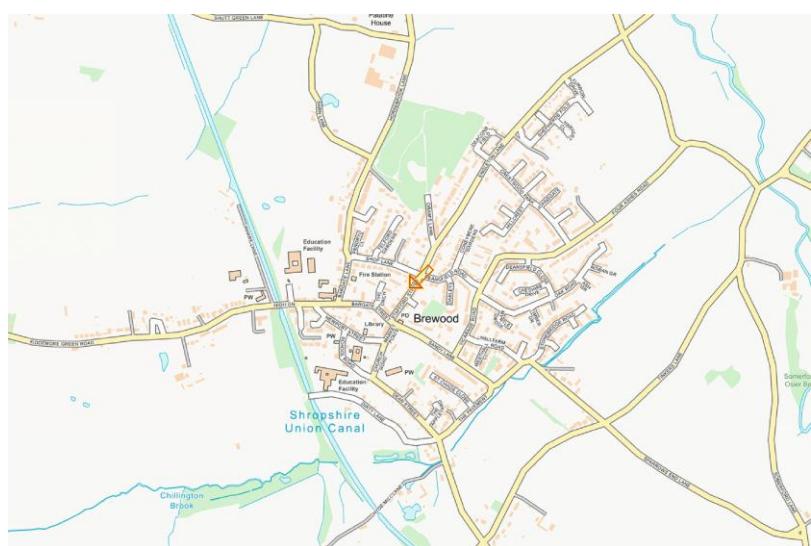
Open plan Breakfast Kitchen: 14ft (4.26m) x 9'1" (2.78m)

Fitted with a matching suite of traditional style units comprising Belfast sink, a range of base cupboards & drawers with, suspended wall cupboards, wood worktops, built in electric oven, 4-ring hob with extractor hood over, built in floor to ceiling storage cupboard, two radiators, beamed ceiling, stable exterior door, laminate flooring and hardwood double glazed window to rear. An open entry leads to the inner hall.

Bathroom: 7'9" (2.36m) x 5'10" (1.79m) Fitted with a white suite comprising panelled bath, corner shower cubicle, low level WC, pedestal wash hand basin, two chrome heated towel rails/ radiators, tiled walls, recessed ceiling spot lights laminate flooring and opaque glazed window to side. **Living Room: 14'2" (4.31m) x 12'6" (3.82m)**

Fireplace tiled hearth, oak mantle & wood burning stove, radiator, beamed ceiling and hardwood double glazed window to front. **Bedroom One: 12'11" (3.94m) x 10'1" (3.06m)** Radiator, beamed ceiling and hardwood glazed French doors to balcony overlooking rear. **Bedroom Two: 10'6" (3.20m) x 9'5" (2.87m)** Radiator, beamed ceiling and double glazed window to front.

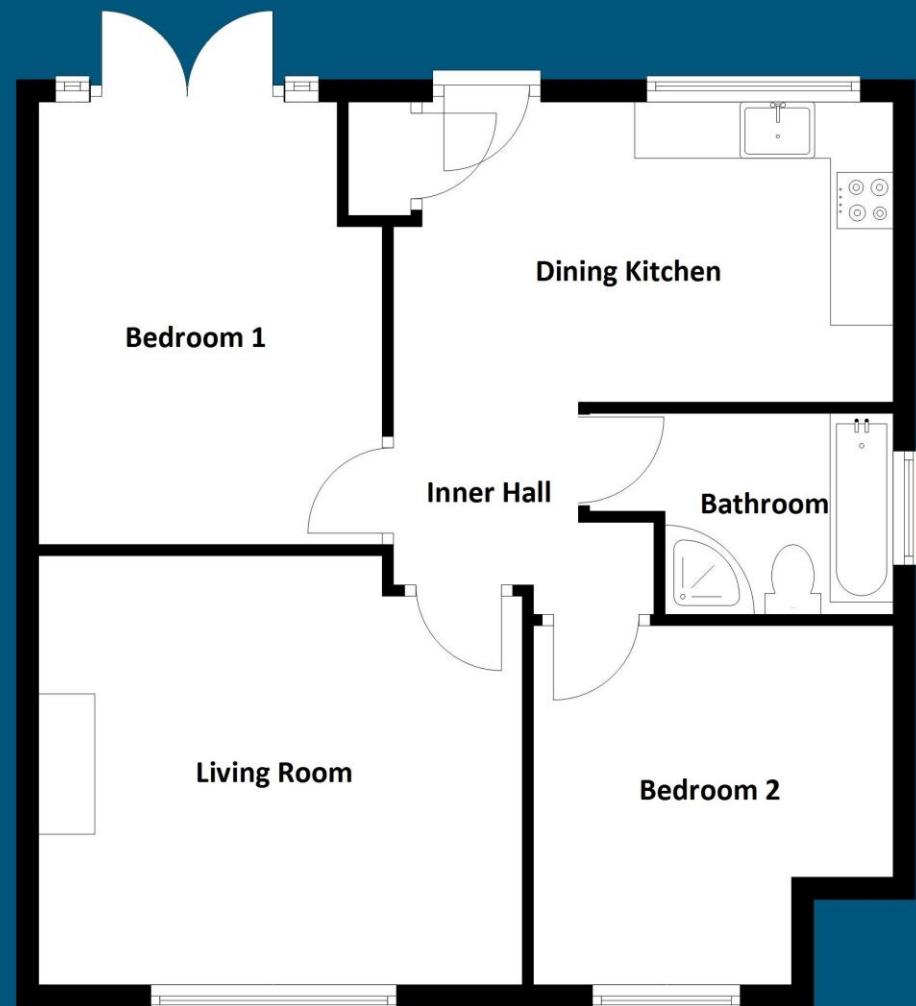
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



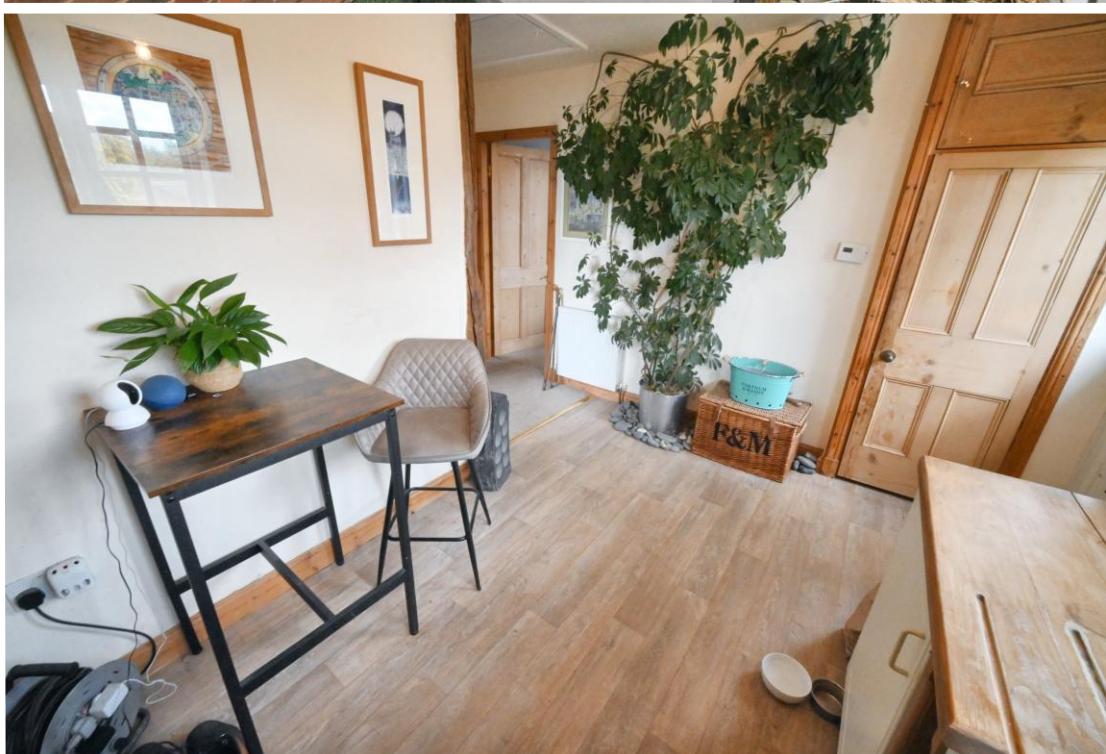
Total Floor Area: 743.1sq feet

(69.0sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Flat, 25 Stafford Street









PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.