



CHARTERED SURVEYORS

Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

FOR SALE/TO LET
SHOP/STORES & TWO BED FLAT

**94 MARKET STREET
HEDNESFORD
CANNOCK
STAFFORDSHIRE
WS12 1AG**



*** Sales Area - 531 sq.ft. (49.35 sq.m.) N.I.A. approx. ***

*** Rear Stores of 543 sq.ft. (50.46 sq.m.) N.I.A. approx ***

*** Self contained Two Bed Flat ***

LOCATION

The property is prominently located on Market Street, Hednesford, close to the junction with Victoria Street (location plan attached).

DESCRIPTION

The two and part single storey brick built property is surmounted by two pitched tiled roofs. The shop benefits from an aluminium framed double glazed frontage, timber effect floor and a suspended ceiling. To the rear of the shop is a raised area which is open to the shop and internal stores. The single storey area to the rear includes a toilet, kitchen and additional stores. A basement is included.

The first floor flat is spacious and includes two bedrooms, large lounge, kitchen/dining room and bathroom. The flat is self contained with access via the rear of the property.

ACCOMMODATION (Net Internal Area)

Shop & Premises

	<u>sq.ft.</u>	<u>(sq.m.)</u>
Shop	531	(49.35)
Raised Area	213	(19.81)
Stores	216	(20.06)
Kitchen/Stores	114	(10.59)
Basement	595	(55.31)

Flat

Lounge	345	(32.03)
Bed No. 1	76	(7.06)
Bed No. 2	171	(15.90)
Store	75	(6.94)
Kitchen/Dining Room	195	(18.08)
Utility/Store	86	(7.96)
Bathroom	123	(11.39)

SERVICES

All mains services are connected. A gas fired boiler feeds wall mounted radiators to the flat.

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Flat

Council Tax Band A.

LEASE TERMS

Available with the benefit of a new lease on an effective full repairing and insuring basis for a term to be agreed.

RENTS

Shop - £10,500 per annum exclusive.

Flat - £400 per calendar month.

PURCHASE PRICE

£175,000.

V.A.T.

V.A.T. may be levied on the rent/purchase price etc.

FIXTURES AND FITTINGS

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting/s.

LEGAL COSTS

Each party to bear their own.

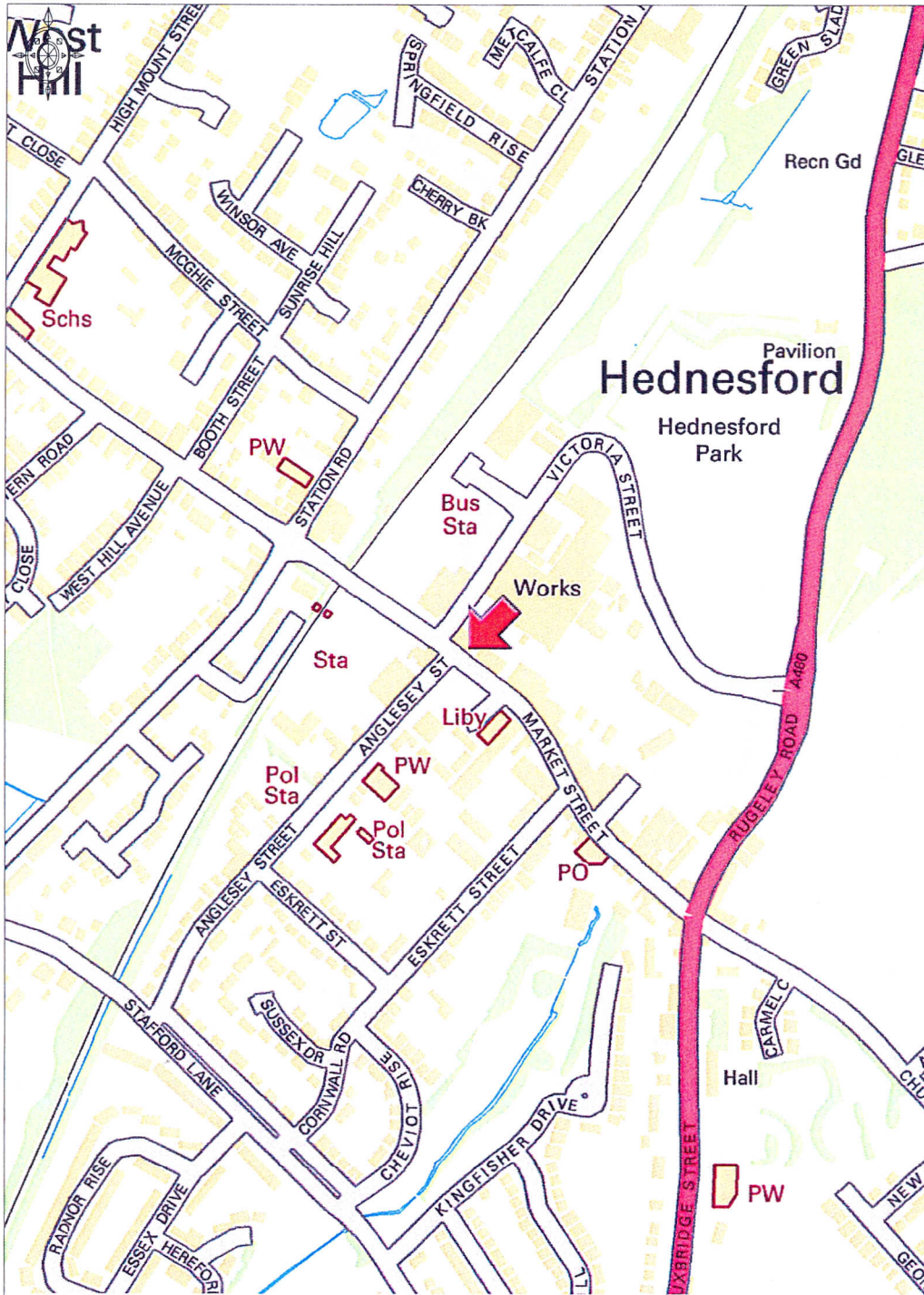
VIEWING

Strictly by appointment with the Sole Agents - SELLERS (01384) 456789.

Matthew Pearcey (mobile) - 07764 269803.

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