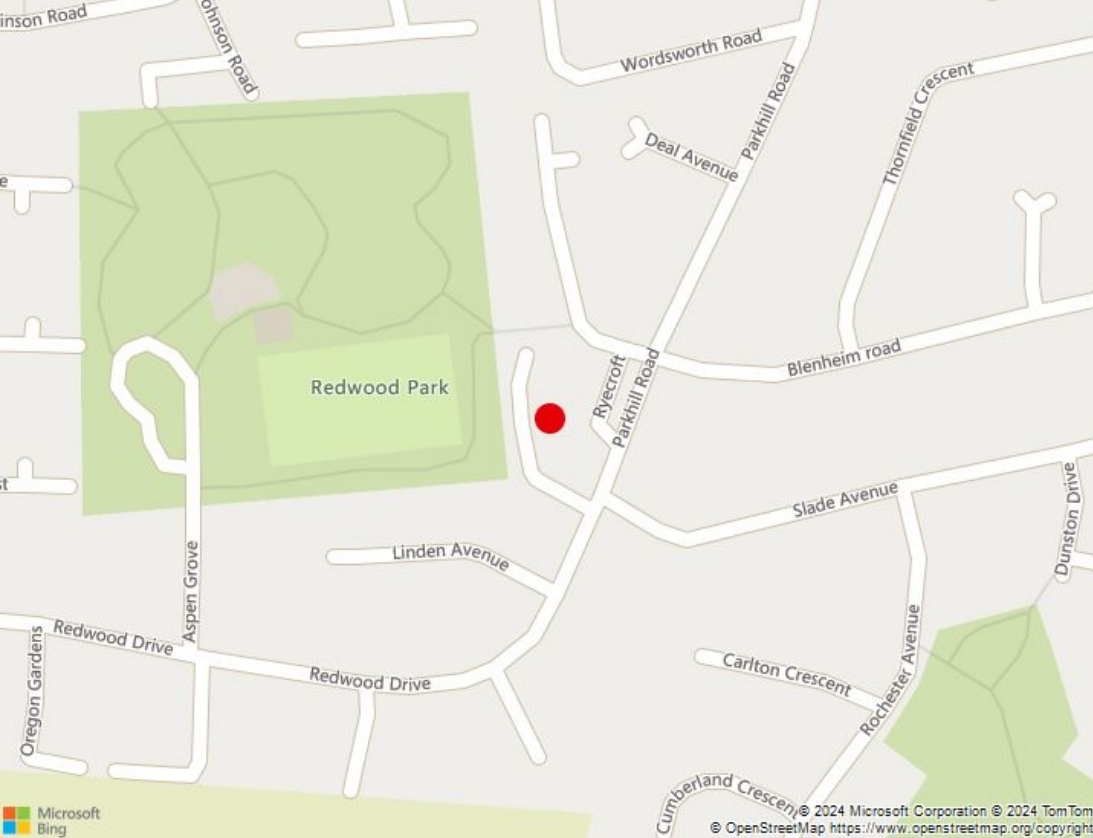


FREEHOLD RETAIL PREMISES FOR SALE

5-7 Parkhill Road, Chase Terrace, Burntwood, Staffordshire, WS7 2ER

1,116 SqFt (103.68 SqM) | Offers Around £195,000





KEY FEATURES

- Excellent opportunity to acquire freehold premises with vacant possession.
- Located within a popular residential area.
- Established popular local parade.
- Potential to split to create two separate retail units.

LOCATION

The premises are prominently located within a parade of shops, located in a prominently residential area of Burntwood approximately half a mile from the main Cannock Road/Bridge Cross Road and Burntwood Town Shopping Centre. Occupiers within the parade include One Stop Convenience Store together with a mix of local operators including Hair and Beauty, Hot Food Takeaway and Off Licence.

DESCRIPTION

The premises provide two interlinked retail units with openings between the two but could be converted back to provide two self-contained retail units. 7 Parkhill Road provides the main entrance with sales area/reception and stock area, leading through to office/store with W.C's off and access to the rear single storey garage. Number 5 Parkhill Road provides open plan sales area/showroom leading through to further office, kitchen and additional single garage.



Area	SqFt	SqM
Ground Floor Sales (No. 5)	388	36.05
Ancillary (No. 5) incl garage	170	15.79
Ground Floor Sales (No. 7)	388	36.05
Office (No. 7) & garage	170	15.79
Total Floor Area	1,116	103.68

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TERMS

Freehold For Sale with vacant possession

ASKING PRICE

Offers around £195,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £8500

However, businesses may benefit from 100% business rate relief in 2024/2025 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed will be required.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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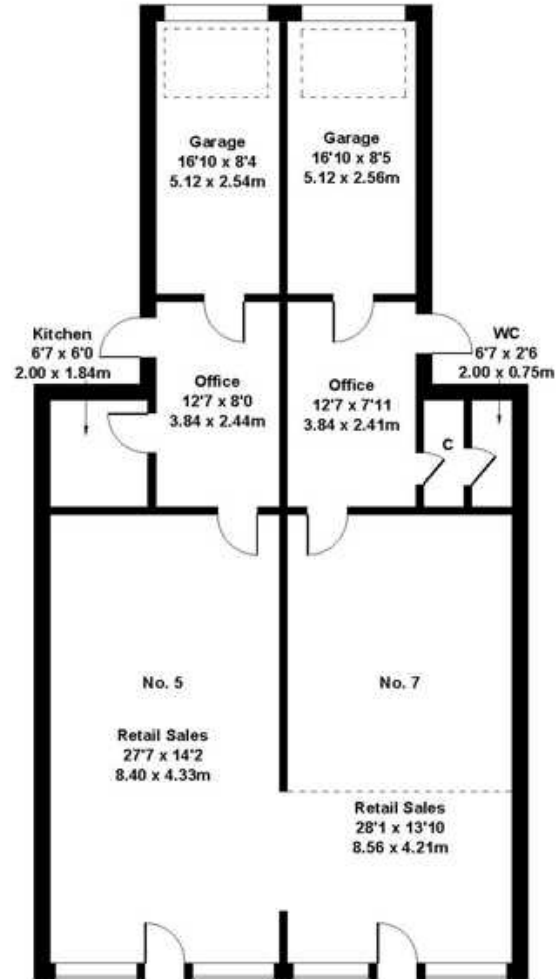
0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

5 & 7 Parkhill, Chase Terrace, Burntwood



Not to Scale. Produced by The Plan Portal 2024
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