



448 New Street, Biddulph Moor, Stoke on Trent, ST8 7HZ
For Sale £320,000

Mixed Commercial/Residential Investment
Gross Internal Area 254.00 sq. m (2,734sq. ft.)

Hammond Chartered Surveyors

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448 New Street
Biddulph Moor
Stoke on Trent
ST8 7HZ

Location

Biddulph Moor is a village in the Staffordshire Moorlands with a population of approximately 1,650. The village is situated approximately 1.5 miles to the east of the town of Biddulph.

Description

The property comprises a multi-let, mixed-use investment comprising ground-floor retail unit, first and second floor salon, and a first floor flat.

The retail unit trades as Moor Store and sells a range of convenience items, food and beverages, alcohol & tobacco, household items and services. Biddulph Moor Post Office is also located within the store.

The salon is accessed from an external staircase at the side of the building and comprises a reception area and office/store on the first floor and a treatment room and shower room on the second floor. The tenant trades as DokDuang Thai Massage.

The flat is also accessed from the external staircase at the side of the building and comprises a large kitchen, shower room, living room and two bedrooms.

Accommodation

Floor	Use	sq. m	sq. ft
Ground	Retail	150.00	1,615
First/Second	Salon	53.00	570
First	Residential	51.00	549
Gross Internal Area		254.00	2,734

Services

- Mains electricity, water and drainage are understood to be available;
- Each lettable unit is separately serviced.

Energy Performance

Floor	Use	Energy Rating
Ground	Retail	B
First/Second	Salon	D
First	Residential	D

Tenancies

Floor	Rent per annum	Terms
Ground	£12,996	Periodic
First/Second	£4,800	3 years from 27 May 2023
First	£5,640 (£470/month)	Periodic

Rating

Floor	Use	
Ground	Retail	£11,250 effective from 1 April 2026
First/Second	Salon	Include in ground floor assessment
First	Residential	Council Tax Band A

Tenure

Freehold, subject to the commercial and residential tenancies.

Price

£320,000 for the Freehold.

VAT

Not applicable.

Costs

Each party is to be responsible for their own costs.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

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Phil Webb

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Subject to Contract

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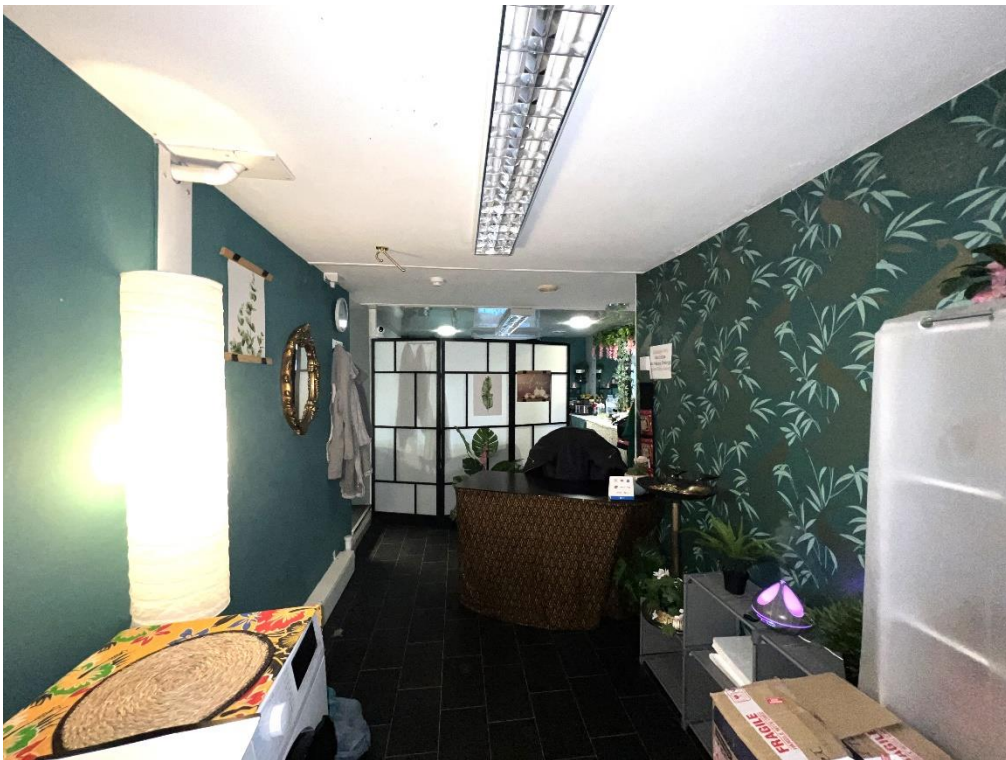
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