HAMMOND
CHARTERED SURVEYORS

396 New Street, Biddulph Moor, Stoke on Trent, ST8 7LR

For Sale £395,000

Mixed Commercial/Residential Investment
Gross Internal Area 294.00 sq. m (3,164sq. ft.)

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
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ST8 7LR

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

Description
The property comprises an early 20th century building of traditional construction which has been extended and adapted over the years and is now arranged as a retail unit on part of the ground floor and a residential property on the remainder of the ground floor and the first floor, together with external areas providing access to the retail unit and parking/amenity space and a garage for the residential property.

The retail unit is occupied by Everest Pharmacy who currently operate approximately 46 pharmacies across Manchester, Merseyside, Lancashire, North Wales, Yorkshire, North Staffordshire and Leicester.

The residential accommodation is being sold with vacant possession and is suitable for owner occupation or letting. We are informed that part of the residential has been operated as an Airbnb previously.

Accommodation
Retail: Retail area, office, staff welfare areas.

Residential: Ground floor entrance hallway, living/dining room, bedroom with en-suite wc, breakfast kitchen, utility room, boot room; first floor 5x bedrooms, 1 with an en-suite shower room, 2x bath/shower rooms, sitting room, storeroom.

Measurements

	sq. m	sq. ft
Retail	71.00	764
Residential	223.00	2,400
Gross Internal Area	294.00	3,164

Services

- Each part of the building is separately serviced;
- Mains electricity, water and drainage are available to both parts;
- Residential part has oil-fired central heating.

Energy Performance

Use	Energy Rating
Retail	C
Residential	E

Commercial Tenancy

- Tenant: Prestford Limited t/a Everest Pharmacy
- Term: 10 years commencing on 28 August 2025
- Break: Tenant break option on 28 August 2030
- Rent: £12,000 per annum
- Rent Review: 28 August 2030
- Repairs: Tenant obligation
- Insurance: Tenant pays Insurance Rent
- Building Maintenance: Tenant pays fair proportion of Building Maintenance costs.

Rating

	Ratable Value	Council Tax band
Retail	£7,500	
Residential		B

Tenure
Freehold, subject to the commercial tenancy.

Price
£395,000 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
T: 01782 659 905
M: 07957 994 057
E: glenn@hammondsurveyors.co.uk

Phil Webb
T: 01782 659 905
M: 07821 639 094
E: phil@hammondsurveyors.co.uk

Subject to Contract
Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility, and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited

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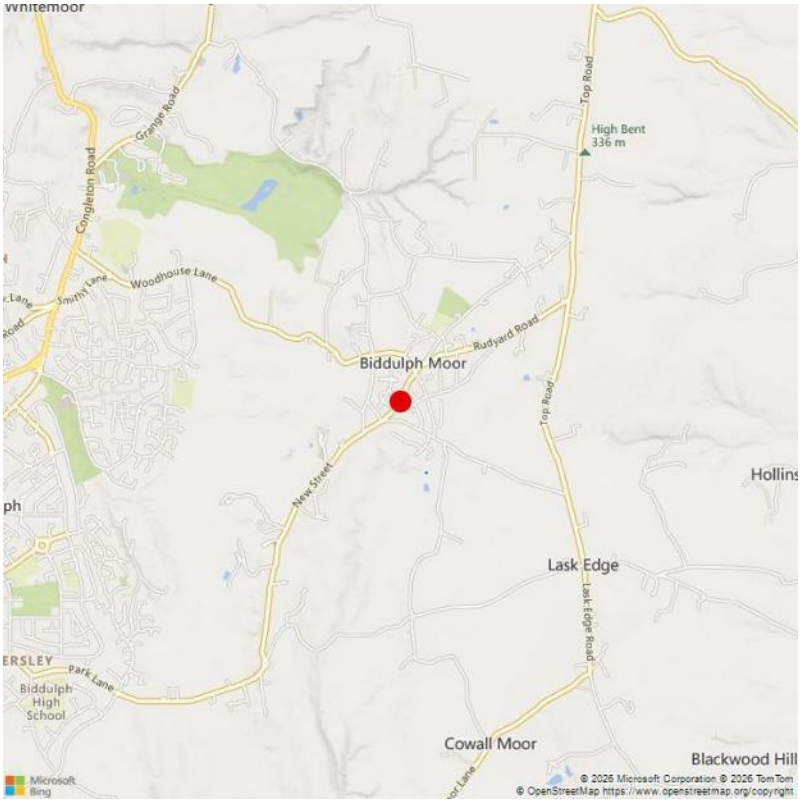

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