butters john bee bjb



5 Green End, Whitchurch, SY13 1AD

201.23 sq m 2,166 sq ft



£250,000

Town centre first floor restaurant offered with vacant possession, offering potential for owner occupation or investment purposes, and two second floor flats. The flats are let at £450 pcm and £450 pcm, producing £10,800 pa.

To view: 01782 212201 commercial@bjbmail.com





Description

The premises are accessed directly off Green End, leading to the restaurant area on the first floor. There are storage areas at ground floor level to the rear.

The restaurant is air-conditioned and seats approximately 80 covers, with a fully equipped kitchen and bar area. Ladies and gents toilets are also located on the first floor. We understand that the premises licence provides for the on sale of alcohol between the hours of 12pm until 12am Sunday to Thursday, and between 12pm and 12am Friday and Saturday.





Description Cont.

The second floor consists of two x 2 bedroom flats. Both flats offer spacious and well presented living accommodation comprising of lounge, kitchen, bathroom and double bedrooms. An internal fire escape links the upper floors to the ground floor entrance. The freehold interest including fixture and fittings are being offered. The ground floor retail unit does not form part of the property.

Accommodation

Ground Flr Stores: 50.45 sq m (543 Sq Ft)

1st Floor Restaurant: 115.38 sq m (1,242

Sq Ft)

Kitchen: 35.40 sq m (381 Sq Ft) 2 x 2 bedroom second floor flats.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Business Rates

The VOA website advises the rateable value for 2020/21 is £7,100. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.









Tenure

Freehold subject to any existing Tenancies upon completion.

Legal Costs

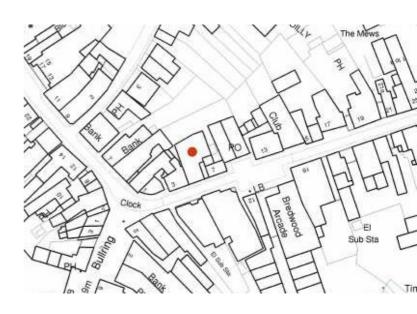
Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewings

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.







IMPORTANT NOTICE
As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.