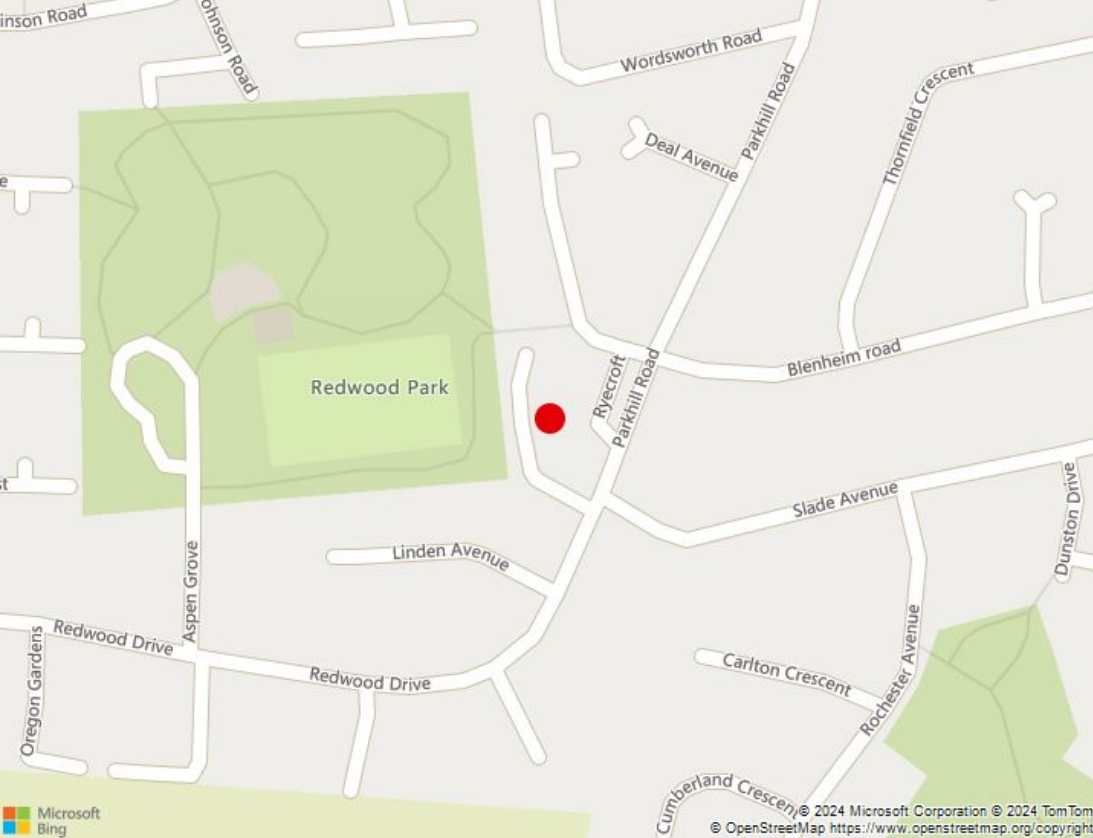


FREEHOLD RETAIL SHOPS & SELF CONTAINED FLATS FOR SALE

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

2,773 SqFt (257.61 SqM) | £340,000 Guide Price





KEY FEATURES

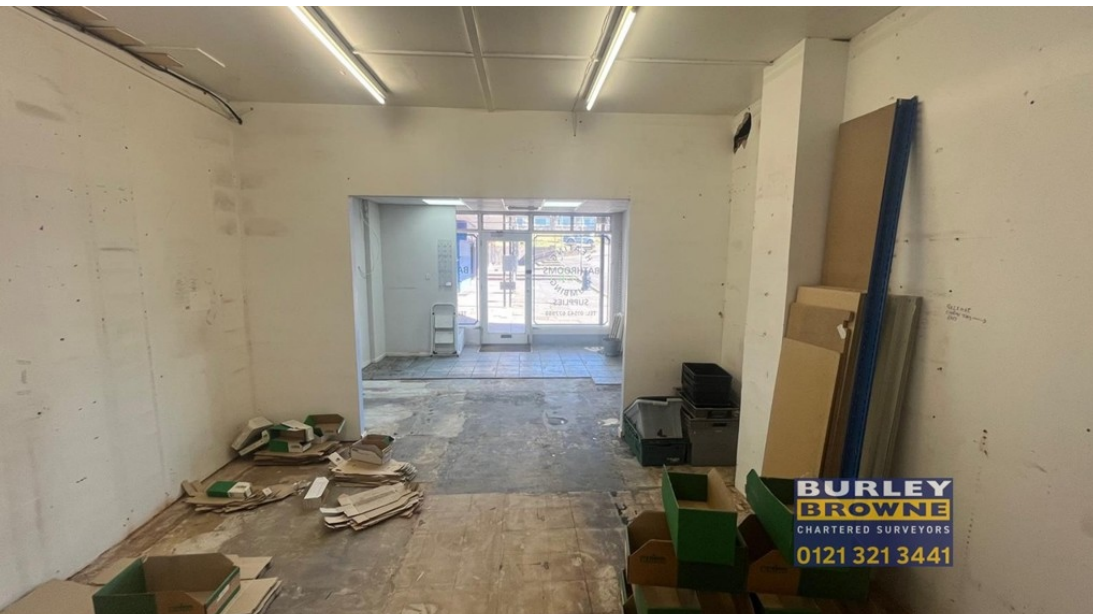
- Vacant Ground floor retail units
- First & Second Floor Flats let on AST agreements
- Potential to split to create two separate retail units.
- Would suit investor or potential owner occupier.
- Rental growth potential

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 both, with potential to be converted back to two self-contained retail units. Number 7 provides 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 provides open plan sales area/showroom leading through to further office, kitchen and additional single garage. The first floor flats (5a & 7a) are currently let on an Assured Shorthold Tenancy agreements at a rental of £510 & 560 per calendar month. Agreements are available on request.



Area	SqFt	SqM
Ground Floor Sales	776	72.09
Ancillary & Garages	340	31.59
First & Second floor flats	1,657	153.94
Total Floor Area	2,773	257.61

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TERMS

Freehold For Sale with vacant possession

ASKING PRICE

£340,000 Guide Price

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £11,500

First floor flat - Council Tax band A

However, businesses may benefit from 100% business rate relief in 2026/2027 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:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

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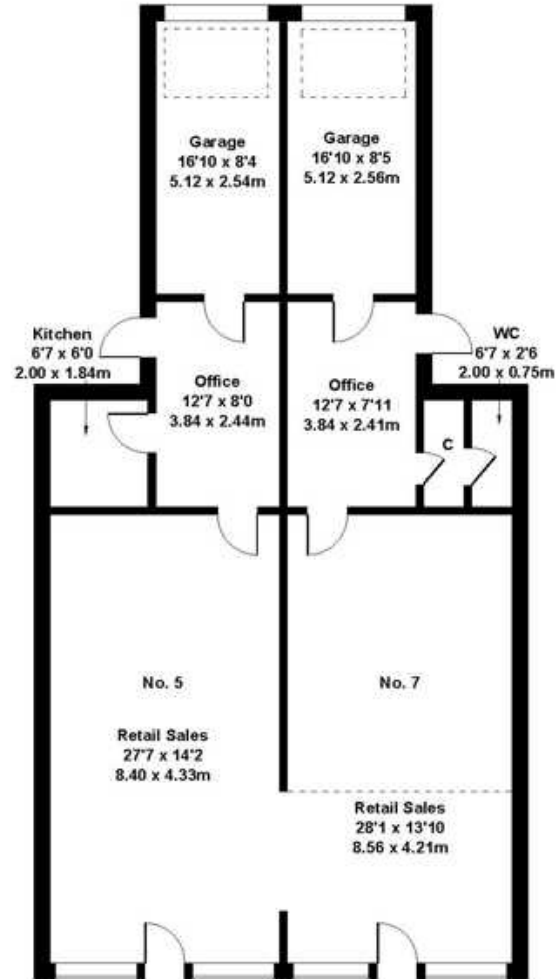
0121 321 3441
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

5 & 7 Parkhill, Chase Terrace, Burntwood



Not to Scale. Produced by The Plan Portal 2024
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