

FOR SALE

Approx 121 sq m (1300 sq ft)



A SHOWROOM/WORKSHOP WITH EXTERNAL DISPLAY

THE OLD COACH HOUSE MARKET STREET WHALEY BRIDGE SK23 1AA

The property is prominently located on the southern side of Market Street (A5004). It comprises a two storey building traditionally constructed of stone with a pitched slate roof with a useful canopy to the front. Externally there is ample parking/display area and additional land to the rear.

The property benefits from:

- Loading and personnel doors
- WC
- Substantial main road frontage
- Secure site with telescope security bollards

The Old Coach House, Market Street, Whaley Bridge

PLANNING: The property most recently has been used as a workshop with car sales site and as such is considered sui generis.

TENURE: Believed to be freehold

PRICE: £299,950

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value** of **£6,100** under the 2023 Rating List. The rates payable are calculated by multiplying the rateable value by the uniform business rate multiplier for the current year. In certain cases there may be relief for small businesses. Further information can be obtained from the Local Authority.

EPC: A copy of the Energy Performance Certificate can be made available on request.

MONEY LAUNDERING: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

COSTS: All figures quoted are exclusive of but may be liable to VAT.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

4821CJS/AUE/Feb 24-riv2-July26

Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.