



16 & 16A, Albion Street, Rugeley, Staffs, WS15 2BY

- Retail Premises with Residential Flat Over
- Retail Shop 2,151 sq ft (199.9 sq m)
- Mezzanine 1,534 sq ft (142.6 sq m)
- Residential Flat Let on AST
- EPC: Shop Awaited. Flat D-57.



Printcode: 2020922

16 & 16A Albion Street, Rugeley

LOCATION

The property is situated on Albion Street in Rugeley town centre. It has a rear service road and there are various public car parks within close proximity. Rugeley is 7 miles from Cannock and 10 miles equidistant between Stafford and Lichfield.

DESCRIPTION

The property, which has a large double front, comprises a mid-terraced two storey premises with a later two storey extension. The ground floor is a vacant retail premises and the first floor a fully let residential flat.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
<u>Ground Floor Shop</u>		
Retail Area		
Built-in Store, Kitchen & WCs		
GIA	1,425	132.4
Rear Store	726	675
Overall Ground Floor GIA	2,151	199.9
Mezzanine GIA	1,534	142.6
<u>First Floor Flat</u>		
Lounge, bedroom, shower room & second bedroom		
GIA Approx	750	70.0

ASKING PRICE

Offers around £245,000 for the Freehold

TENURE

Freehold.

FURTHER INFORMATION

The residential tenant is holding over under his Assured Shorthold Tenancy from 2015 and pays £495 pcm.

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PROPERTY REFERENCE

CA/PB/2093/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

Shop: £14,500 - Valuation Office. Flat: Band A - CCC.

RATES PAYABLE

Shop: 7,235.50. Flat: £1,251.52 for 2020/2021.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

LEGAL COSTS

Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk