

For Sale

Foodstore Unit

13,890 sq ft (1,290 sq m)

Market Street, Penkridge, Staffordshire ST19 5DH



- Purpose built foodstore located within Penkridge town centre
- Forms part of the main High Street of the town
- Approx. 0.8 acre site.
- Potential for alternative uses, subject to planning

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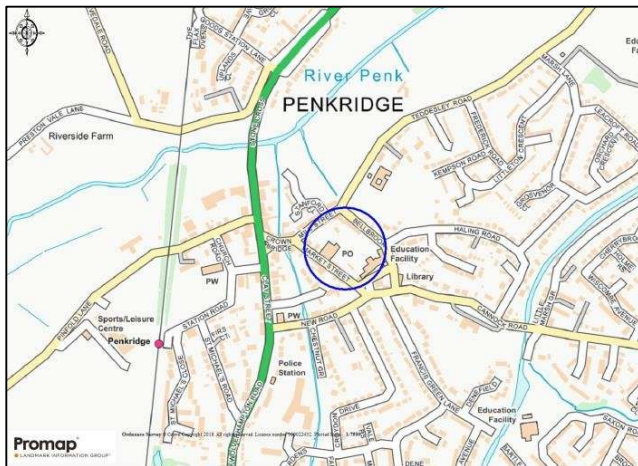
Location

The property is located in Penridge, an attractive market town circa 6 miles north west of Cannock and 7 miles south of Stafford. The surrounding locality comprises the main retail provision for the town, along Market Street, with the majority of occupiers being quality independent operators, with limited voids across the town.

Description

The property comprises a part single and part two storey supermarket, with first floor ancillary storage space, as well as three residential flats along the Market Street elevation, accessed separately via a staircase to the front of the store.

There are limited large floor plates of this nature within the town centre.



Planning

The unit benefits from A1 use within the Town & Country Planning (Use Classes) Order 1987 (as amended).

Accommodation

We have not physically measured the property but have been provided with floor areas by the Co-op.

	Sq m	Sq ft
Total Ground Floor Sales	712.3	7,667
Post Office Area	64.2	691
Back of House (inc. first floor)	513.8	5,532
Total	1,290	13,890

Tenancies

	£ pa	Lease Expiry
Flat 1	£5,700	Periodic
Flat 2	£3,360	Periodic
Flat 3	£5,940	Periodic
Total	£15,000	

Site Area

Approximately 0.82 acres (0.32).

Terms

The property is offered freehold with Vacant Possession. Price £750,000.

Rates

We have been informed by the Local Rating Authority that the property is assessed as £105,000 Rateable Value.

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT if applicable, will be charged at the standard rate.

EPC

	EPC
Co-op Foodstore	C59
Flat 1	E51
Flat 2	D56
Flat 3	E46

For Further Information Contact

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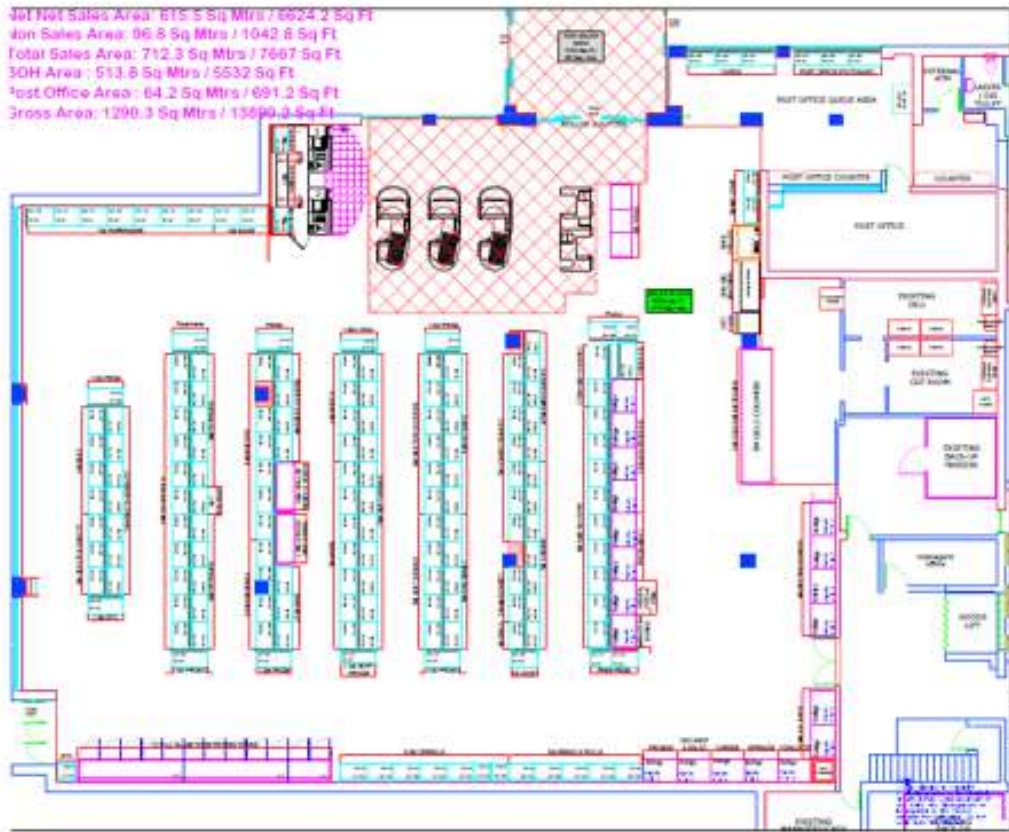
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Date: April 2021

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Existing Layout Plan



Site Plan

