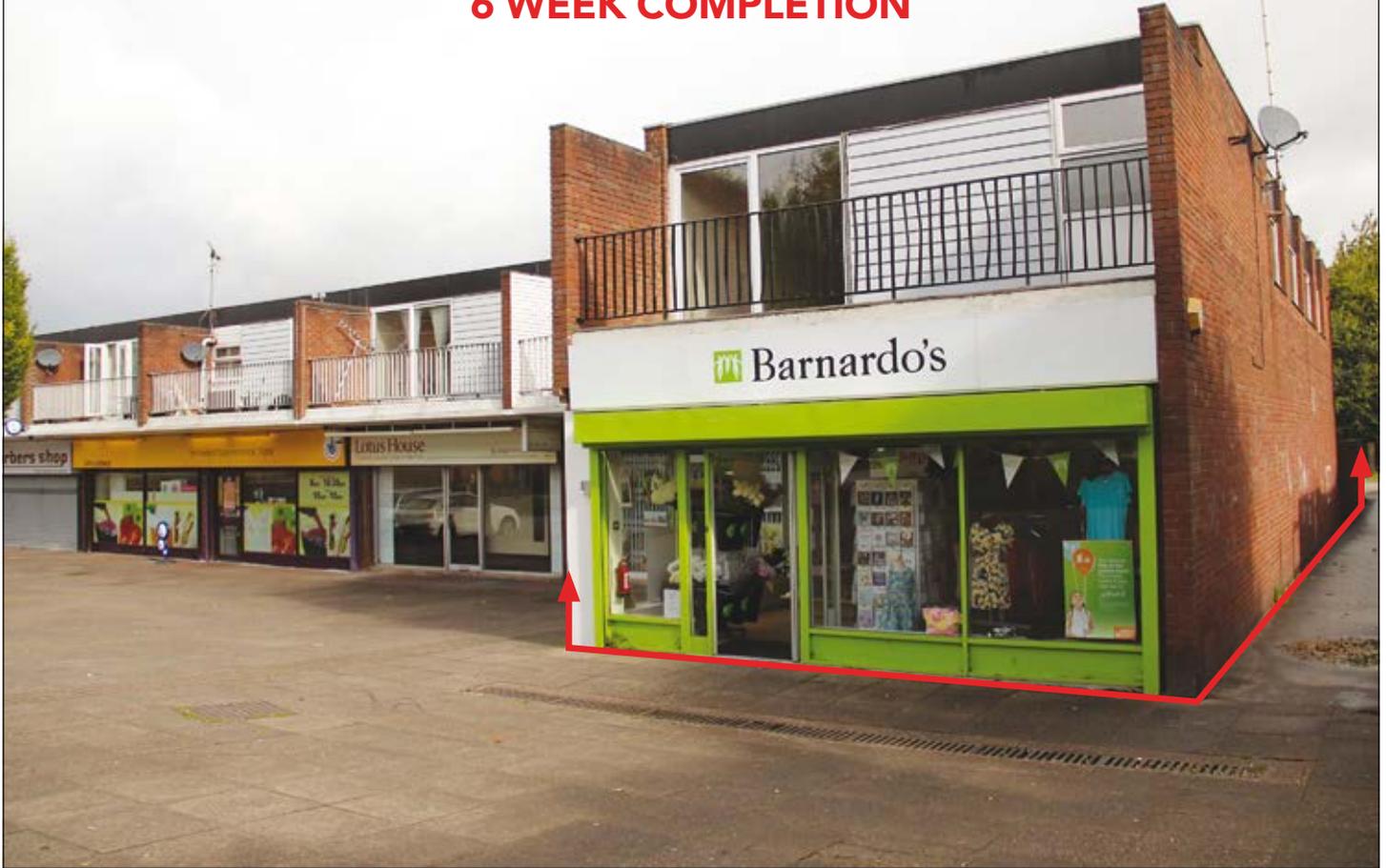


**6 WEEK COMPLETION**



**SITUATION**

Forming part of a local shopping parade which includes traders such as a **Post Office**, several takeaways and a convenience store all serving the surrounding residential area and is within 1 mile of Rugeley Trent Valley Station (West Midland Trains).

Rugeley is an attractive market town located some 9 miles south-east of Stafford and 7 miles north-west of Lichfield.

**PROPERTY**

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from a communal **rear yard** along with a service road for unloading.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: The property has been let for many years to Barnardo's who have recently exercised their break clause and will be vacating on 14th March 2018.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	19'3"
Shop Depth	43'10"
Built Depth	68'11"
Area	Approx. 1,100 sq ft
WC	

**First Floor Flat**

3 Bedrooms, Living Room, Kitchen, Bathroom/WC	
Area	Approx. 1,050 sq ft



**Vacant Shop & Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Sherrards Solicitors - Tel: 01727 832 830  
Ref: G. Lunnon - Email: gpl@sherrards.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts