

RORY MACK
ASSOCIATES

76 WILLIAMSON AVENUE, BALL GREEN, STOKE ON TRENT, STAFFORDSHIRE, ST6 8AU

FOR SALE
£89,950

- **Income producing commercial investment – 'Mathusa News' unaffected**
- **Entire freehold property let at £8,000 pa until April 2040 with rent review 2029**
- **Located on busy housing estate**
- **Total NIA: 1,300 sq ft (including one bed flat above shop)**
- **EPC: Band D (79)**





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STAFFORDSHIRE, ST6 8AU

GENERAL DESCRIPTION

A prominently located two storey retail premises offered to the market as an income producing investment with the current tenant, T/A Mathusa News occupying the whole building by way of an FRI Lease. The ground floor comprises a sales area that extends to 409 sq ft to the rear of which is a walkthrough store and kitchen providing a further 325 sq ft. On the first floor, accessed through the shop stockroom is a one-bedroom flat comprising a lounge, kitchen, bedroom, study and bathroom. Internally the retail unit benefits from a suspended ceiling with single glazed frontage and door and the property benefits from gas powered central heating. The property is being sold with the tenant in situ and is not available with vacant possession.

LOCATION

The property is located in Ball Green, a housing estate in the suburb of Norton around 1.5 miles from the A53 and within easy reach of Hanley (4 miles) and Leek (8 miles).

SERVICES

Mains water, drainage, gas and electricity are connected. No services have been tested by the agents.

VAT

The purchase price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.
Finance available subject to status.

BUSINESS RATES

Rateable Value: £6,100
The tenant is responsible for payment of any business rates liability where applicable.

TENANCY DETAILS

The property is let to an individual trading as Mathusa News at £8,000pa on an FRI lease from 25th April 2019 for 21 years. Rent reviews every 5th year, open market value. Copy of the lease available upon request.

PUBLIC NOTICE

Rory Mack Associates are now in receipt of an offer for the sum of £90,000 for 76 Williamson Avenue. Anyone wishing to place an offer on the property should contact Martin Grainger at Rory Mack Associates before exchange of contracts.

ACCOMMODATION

Ground Floor:

Sales:	409 sq ft
Store:	30 sq ft
Kitchen:	67 sq ft
Rear store:	228 sq ft
NIA:	**794 sq ft**

First Floor:

Lounge:	113 sq ft
Kitchen:	140 sq ft
Bedroom:	131 sq ft
Study:	120 sq ft
Bathroom:	60 sq ft
NIA:	**566 sq ft**

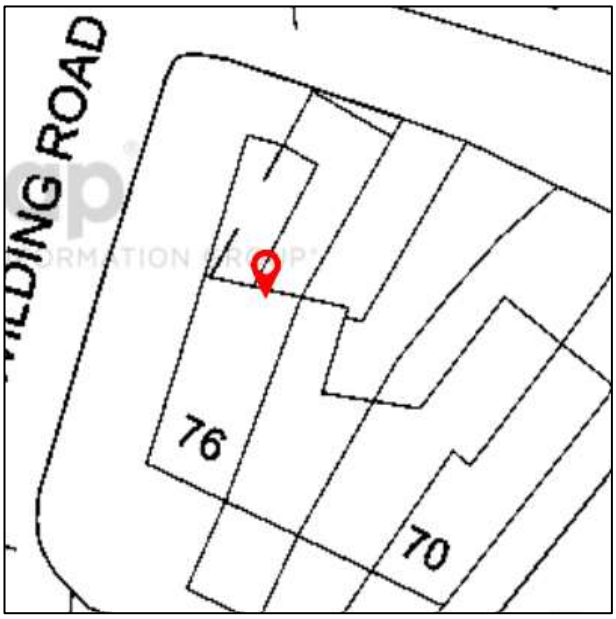
Total NIA:	**1,300 sq ft**

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements