

FOR SALE

147 Marston Road/40 Albert Terrace
Stafford
ST16 3BS

£139,950 to buyInvestments



147 Marston Road is a ground floor, self-contained hair salon located on the Marston Road at its junction with Albert Terrace on the outskirts of Stafford.

40 Albert Terrace is a self-contained first floor flat.

Marston Road is a long established retail/commercial/residential area with a range of shops serving the local community and is a popular residential letting area.

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
Fax:
0121 444 8626

Regulated by RICS

Accommodation

147 Marston Road is a self-contained ground floor hair salon with toilet and wash facilities and separate rear store/additional treatment room.

40 Albert Terrace is a fully modernised, first floor flat in excellent condition and comprising double bedroom, kitchen/reception and bathroom with bath/shower, toilet and sink.

Terms

147 Marston Road has been occupied for many years. The current lease is for a term of 6 years commencing 8 February 2014 at a rent of £6,600 per annum exclusive of rates, VAT and other outgoings and subject to 3 yearly upwards only review.

40 Albert Terrace is let on an Assured Shorthold Tenancy the original term of which has expired and the tenant is therefore holding over at a rent of £495 pcm (£5,940 per annum) exclusive of council tax, services and other outgoings.

Rateable value

147 Marston Road is assessed at RV £5,200.

40 Albert Terraced falls within council tax band A.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913
pburnett@chiverscommercial.co.uk

Costs

Each party will be responsible for their own legal/other costs in the transaction.

VAT

All figures quoted are exclusive of VAT which will be added as required.

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