



John Street, Biddulph, ST8 6BB.  
£140,000





## John Street, Biddulph, ST8 6BB.

These commercial premises come to the market for the first time in over 40 years. Presenting a rare opportunity to acquire these semi detached premises with a detached workshop & substantially side driveway.

The property offers the potential for mixed use development or full conversion into a residential dwelling, with planning permission already granted. The property once converted will create a two bedroom semi detached home.

At present there is an open plan reception space divided into two reception rooms with security bars to the windows & front entrance door. To the rear there is a kitchen with fire door access to the enclosed rear yard, external store & WC. To the first floor there are two rooms with a third room accessed from the rear room. There is a newly installed (November 2023) gas central heating boiler. The side driveway has metal gated access for security with external & internal 24 hour CCTV system (available to purchase). The driveway permits plentiful parking for vehicles in addition to the rear detached workshop/Garage.

Located within a residential area with immediate access to Biddulph town. Available to purchase with no upward chain.



**Room One/ Room Two** 12' 9" x 19' 11" (3.89m x 6.06m)  
Maximum Overall Measurement

An open plan space having a picture frame window to front aspect, half glazed, timber front entrance door, coving to ceiling, radiator. Upvc window to the side aspect, opening into the rear reception. The rear reception having Upvc double glazed window to the side aspect. Coving to ceiling, Under stairs with lockable store cupboard.

#### **Vestibule**

Having single glazed window with fixed bars to the rear aspect, coving to ceiling, wall light point, radiator. Stairs off to 1st floor.

**Kitchen** 7' 2" x 8' 0" (2.18m x 2.45m)

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a double stainless steel unit. Modern gas fired central heating boiler installed November 2023. UPVC double glaze window to the side aspect with fixed bars. Fire escape door to the rear aspect. Fully tiled walls, radiator. Lockable fire door.

#### **First Floor Landing**

Having access to loft space and principal room.

**Room One** 12' 11" x 10' 5" (3.94m x 3.17m)

Having Upvc window to the front aspect, strip lighting.

#### **Room Two**

Window to rear aspect, radiator, open storage alcove.  
Access into:-

**Room Three/ Former Bathroom** 6' 9" x 8' 0" (2.07m x 2.45m)

Opaque windows to the rear and side aspect, electric strip lighting.

#### **Externally**

Enclosed rear yard with brick built store & attached separate outdoor cloaks. Gated access to the side driveway & Detached Workshop/Garage allowing plentiful parking. Double metal security gates to the front aspect.

**Garage/ Workshop** 10' 0" x 19' 9" (3.05m x 6.01m)

#### **Commercial Planning Application Number**

SMD/1978/0033





Note:  
Council Tax Band: B

EPC Rating: D

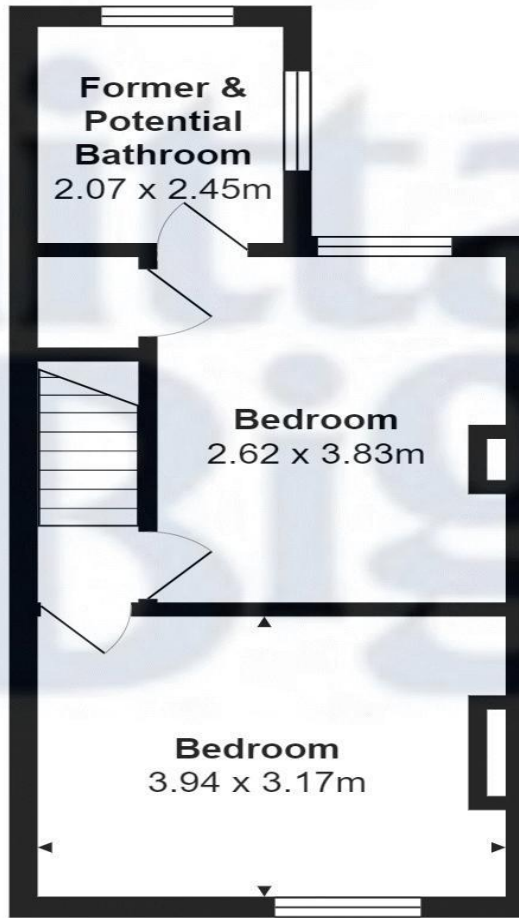
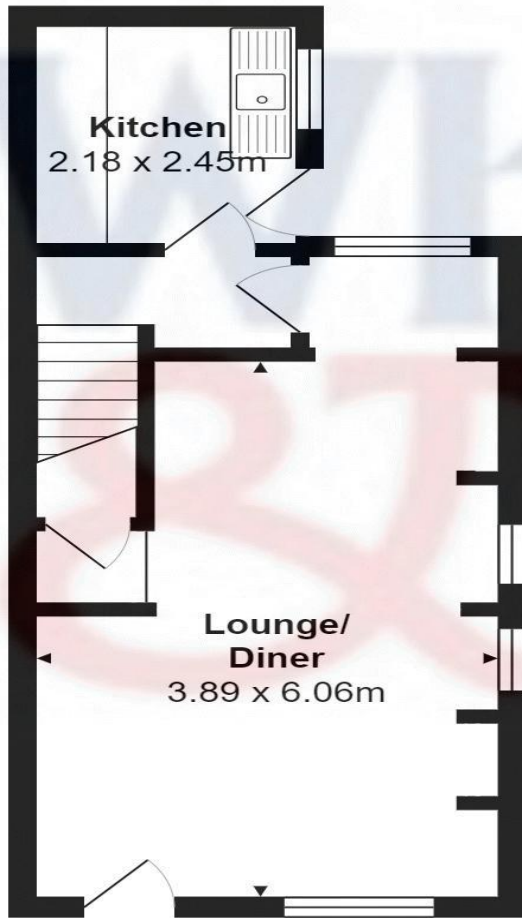
Tenure: believed to be Freehold



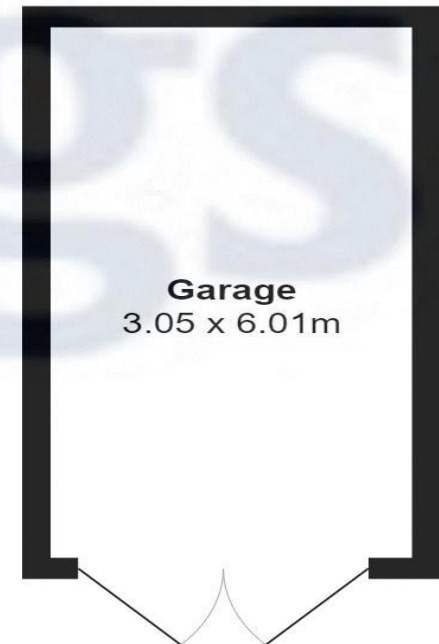


Total Area: 90.8 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



(not in correct position relative to Ground Floor)







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