

# Timothy a brown



## 2, 4 & 6 Cross Street

Biddulph, Stoke-On-Trent, Staffordshire ST8 6BD

Offers in Excess of £500,000

- Investment property with sitting tenant
- Total gross internal floor area approx 525 m<sup>2</sup> (5651 ft<sup>2</sup>)
- Funeral Parlour
- Car Parking
- Town Centre Location

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Total gross internal floor area to include garages and chapel of rest is approx. 525 m<sup>2</sup> (5651 ft<sup>2</sup>).

Originally a terrace of residential properties, converted into a shop and then a funeral parlour. The end of the terrace is 2 Cross Street, which was a residential house originally. Up until recently it has been used partially for funeral undertaking and partially for residential, with access via a door to the shop and also off the landing adjoining the neighbouring property landing at first floor.

In addition there is a car park mortuary and chapel of rest together with large garaging to the rear and to the front of 2 Cross Street. To the side is a private garden.

The properties are of differing construction with the original residential element being brick under a tile roof, the shops being rendered under a slate roof. The windows are a mixture of PVCu double glazing and timber frame single glazing with large window displays to shop area. Gas fired central heating.

Biddulph is a small town in North Staffordshire about 7 miles north of Stoke on Trent and some 6 miles south east of Congleton, Cheshire. The population is approximately 20,000 and it has all amenities associated with a town of this size.

**The accommodation briefly comprises** (all dimensions are approximate)

**SHOP 37' 9" x 23' 6" (11.50m x 7.16m):** This area, by the use of stud partitioning, has been sub divided to make a retail shop area, large office, small office and rear corridor with access to chapel of rest at the rear.

**REAR SHOP AREA 26' 4" x 11' 1" (8.02m x 3.38m):** This area, by the use of stud partitioning, has been sub divided to create a corridor leading to a mortuary, two chapels of rest and w.c.



**INNER HALL (NO 2) :** Stairs with w.c. below. Door to board room and lobby with kitchen and office.

**BOARD ROOM 16' 11" x 16' 8" (5.15m x 5.08m) into bay:** Open fireplace. Radiator.

**OFFICE 10' 4" x 10' 0" (3.15m x 3.05m):** Radiator.

**KITCHEN 22' 6" x 9' 2" (6.85m x 2.79m):** Dilapidated units with single drainer stainless steel sink. Radiator.

**LANDING :** Doors to office and inner landing. Walk in cupboard. Door to flat roof.

**OFFICE 2 17' 0" x 14' 0" (5.18m x 4.26m):** Radiator.

**BATHROOM 17' 0" x 9' 1" (5.18m x 2.77m):** Large room with corner bath, bidet, low level w.c., two wash hand basins set in vanity unit and shower cubicle. Fully tiled walls. Radiator. Airing cupboard with cylinder.

**OFFICE 3 (L SHAPED) 10' 6" x 10' 6" (3.20m x 3.20m) min to 14ft 2in max:** Radiator.

**OFFICE 4 14' 6" x 12' 1" (4.42m x 3.68m):** Two radiators.

**KITCHEN. 11' 8" x 11' 1" (3.55m x 3.38m):** Range of laminated units with single drainer stainless steel sink. Glow-Worm gas boiler. Radiator. Breakfast bar. Two fitted cupboards.

**OFFICE 4 13' 1" x 11' 4" (3.98m x 3.45m):** Radiator.

**OFFICE 5 24' 7" x 11' 0" (7.49m x 3.35m):** Radiator. Stairs down to shop.

**GARAGE 1 17' 7" x 17' 5" (5.36m x 5.30m):** Up and over door. Pit with raised loading area.

**GARAGE 2 46' 5" x 45' 5" (14.14m x 13.83m) max:** Up and over door. Boiler room.

**WORKSHOP 25' 8" x 12' 0" (7.82m x 3.65m):**

**W.C. :**

**HALL :** Doors to:

**MORTUARY 15' 8" x 12' 0" (4.77m x 3.65m):**

**CHAPEL OF REST 1 9' 3" x 8' 7" (2.82m x 2.61m):**

**CHAPEL OF REST 2 12' 0" x 7' 0" (3.65m x 2.13m):**

**SEATING AREA 8' 8" x 6' 4" (2.64m x 1.93m):**





**RATEABLE VALUE :** £12,000

**LOCAL AUTHORITY:** Staffordshire Moorlands District Council

**LEASE DETAILS:** The property is let to Dignity Funerals Limited on a full repairing and insuring lease from the 23rd April 2015 for a term of 20 years with rent reviews every 5 years. There is a 10 year break clause. The passing rent is £29,500 per annum.

**VIEWING:** Strictly by appointment through sole selling agent TIMOTHY A BROWN.

**DIRECTIONS:** From Congleton Town Centre proceed towards Biddulph on the A523. Continue past the petrol station (on the left) and at the next roundabout turn left and then immediately right at the mini roundabout onto Congleton Road. Turn right into Cross Street immediately to the side of the monument just before the one way system. The property will be found on the right hand side.

- The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
- The date of this publication is **February 2023**.
- Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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#### Energy Performance Certificate

Non-Domestic Building

2 Cross Street  
Biddulph  
STOKE-ON-TRENT  
ST6 6BD

Certificate Reference Number:  
0020-4940-0355-4510-2024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**118** This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 512  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 144.27  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
**22** If newly built  
**64** If typical of the existing stock

#### Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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