

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

THE STABLES STATION ROAD, HABROUGH

PURCHASE PRICE £49,950- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

PURCHASE PRICE

£49,950

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



THE STABLES STATION ROAD, HABROUGH

Nestled in the charming village of Habrough, The Stables on Station Road presents an exceptional opportunity to acquire a freehold commercial retail unit, offered for sale with no chain. This property boasts a generous shop floor area, providing ample space for various retail ventures.

The unit is thoughtfully designed with a kitchen area that features a delightful log burner, perfect for creating a warm and inviting atmosphere for both staff and customers. Additionally, the property includes a dedicated office space, allowing for efficient management of your business operations, as well as a toilet for convenience.

Security is paramount, and all doors within the unit are steel lined, ensuring peace of mind for your business assets. Furthermore, the property comes with a designated parking space for one vehicle, adding to the convenience for both staff and customers alike.

This commercial unit is not only a practical investment but also a fantastic opportunity to establish or expand your business in a picturesque village setting. With its spacious layout and essential amenities, The Stables is poised to become a thriving hub for your retail aspirations. Do not miss out on this remarkable chance to secure a prime commercial space in Habrough.

SHOP

36'0 x 15'0 (10.97m x 4.57m)

With a steel lined u.PVC double glazed door,
10 lights to the ceiling and a tiled floor.



THE STABLES STATION ROAD, HABROUGH

SHOP



OFFICE

8'8 x 10'10 (2.64m x 3.30m)

With a single glazed window into the shop, a steel lined door and two lights to the ceiling.



THE STABLES STATION ROAD, HABROUGH

KITCHEN AREA

15'7 x 11'0 (4.75m x 3.35m)

With a range of walnut coloured wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome tap and a wall mounted hot water boiler. An integral electric oven and hob with a stainless steel extractor fan over. A brick fireplace with a log burner and a tiled hearth, a steel lined u.PVC double glazed door, a tiled floor and two lights to the ceiling.



LOBBY

3'4 x 4'2 (1.02m x 1.27m)

With a steel lined solid wood door, a tiled floor and a light to the ceiling.

WC

3'8 x 4'6 (1.12m x 1.37m)

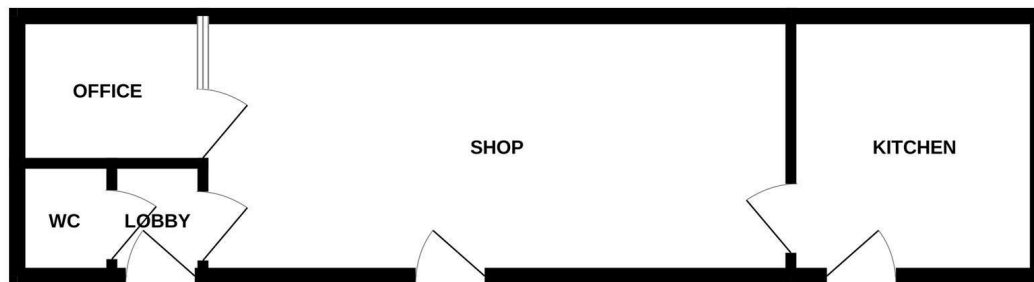
With a toilet, a wall mounted sink with a chrome tap, a wall mounted hot water boiler and a chrome ladder style towel heater. Part PVC boarding to the walls, an extractor fan, a tiled floor and a light to the ceiling.



OUTSIDE

At the side of the building there is a car parking space.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



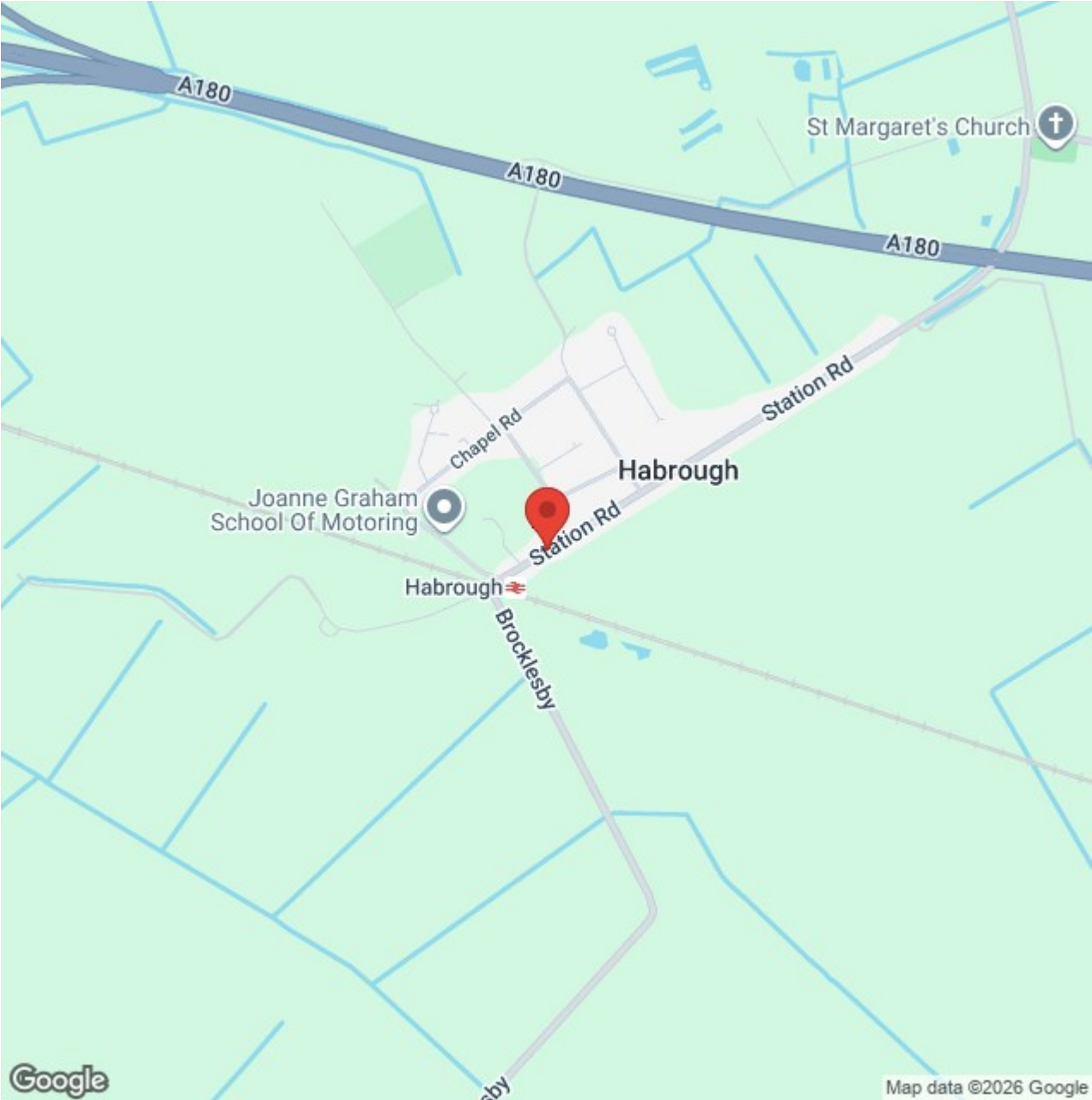
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland