



PROMINENT OFFICE BUILDING FOR SALE - POTENTIAL FOR ALTERNATIVE USES SUBJECT TO PLANNING

102 Long Street, Atherstone, Warwickshire, CV9 1BS



7,523 SqFt (698.89 SqM) | Offers in the region of £750,000

Key Features

- Prominently located within Atherstone Town Centre
- Extensive rear car park with room for approximately 40 vehicles
- Rare opportunity to acquire prominent freehold property
- Excellently located for access to the A5, A444 M42 and M69
- Potential for alternative uses - subject to planning
- Sale Price - Offers in the region of £750,000



LOCATION

The property is situated to the northern side of Long Street within Atherstone Town Centre. The property occupies a prominent central position situated within a mixed use area with surrounding premises comprising offices, retail and residential uses. Atherstone is a town situated in the county of Warwickshire located approximately 9 miles to the east of Tamworth and approximately 21 miles to the north east of Birmingham City Centre.

Atherstone is served by the A5 trunk road which provides direct access to the M42 motorway at Junction 10 which then provides access with the M6 Toll and M6 motorway.

DESCRIPTION

The property is a Grade II Listed Building and comprises substantial three storey mid terraced offices with cellar and a car park to the rear. Internally the ground floor provides a reception area leading on to a number of cellular offices rooms and storage areas including training room, kitchen, staff WCs, comms room and a buffet room.

The first floor extends to provide 10 office rooms, WCs and 2 store rooms. The second floor comprises a total of 7 office rooms, WC, kitchen and store room. External garages are located towards the rear car park.

| Area | SqFt | SqM |
|-------------------------|--------------|---------------|
| Ground | 3,352 | 311.4 |
| First | 2,632 | 244.51 |
| Second | 1,539 | 142.97 |
| External Garages | | |
| Total Floor Area | 7,523 | 698.89 |

TENURE

Freehold

ASKING PRICE

Offers in the region of £750,000

BUSINESS RATES

Rateable Value - £64,000

Rates Payable 2023/2023 - £32,768 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the local authority (North Warwickshire) for verification purposes.

EPC

Energy Performance Certificate available upon request

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:

Burley Browne
 T: 0121 321 3441
 E: enquiries@burleybrowne.co.uk



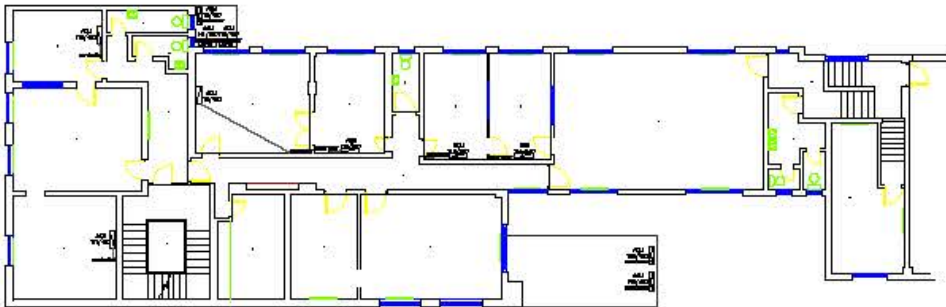
01494 853370
 www.3plre.co.uk

Or via joint agent
 Andrew Wadsworth
 Mob: 07824 599272

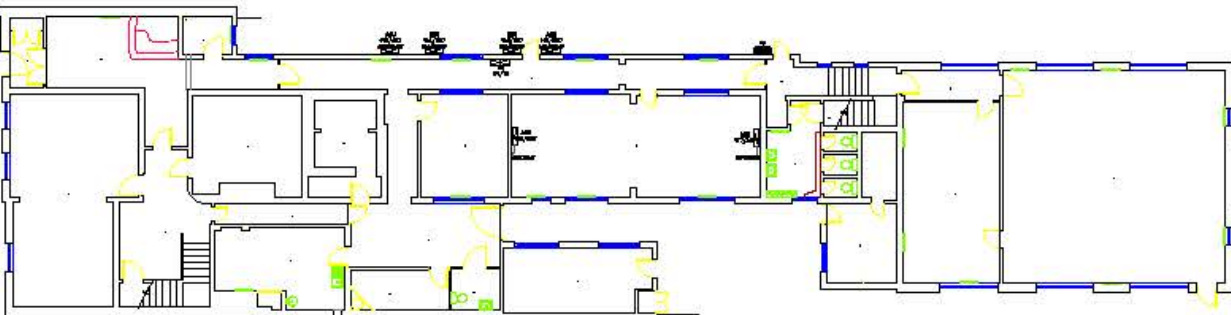
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Second Floor Plan



First Floor Plan



Ground Floor Plan



0121 321 3441

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