High Street
Eccleshall
ST21

Starting Bid of £270,000

Tenure: **Freehold** | Apartment Council Tax Band: A | EPC Ratings: Both Grade C

Reeds Rains
· Since 1868 ·

FOR SALE | BY MODERN METHOD OF AUCTION

Eccleshall Branch, 1 High Street, Eccleshall, Staffordshire, ST21 6BW | 01785 850 241 | eccleshall@reedsrains.co.uk

Freehold Investment with Dual Income Potential

FOR SALE BY MODERN METHOD OF AUCTION!

An excellent opportunity to acquire a freehold mixed-use investment in a prominent position on Eccleshall High Street, comprising commercial premises with a separate first-floor two-bedroom apartment. The apartment benefits from its own private entrance and is occupied by a long-term tenant, providing an established rental income, while the shop is vacant and ready for a new tenant. With the potential for two income streams, this is an appealing prospect for investors seeking a versatile addition to their portfolio.

Eccleshall is a beautiful Staffordshire town, renowned for its thriving High Street, independent businesses and wealth of listed buildings. Its attractive historic character, range of shops, cafés, restaurants and traditional pubs make it a popular destination for residents and visitors alike.

The town is well placed for access to Stafford, Stone and Newcastle-under-Lyme, with the A519 and A5013 providing connections to surrounding areas and the M6 at Junction 14. Stafford and Stone also offer rail connections for wider travel, making the location practical for both businesses and residents.

COMMERCIAL SPACE

Overview

Offering a rare opportunity to acquire commercial premises in a prominent position on Eccleshall High Street, this property combines a spacious retail unit with a versatile layout and valuable ancillary accommodation.

The large, characterful bay windows provide excellent visibility and natural light, helping the premises stand out within this beautiful Staffordshire town, known for its thriving High Street and wealth of listed buildings.

With additional office space, a kitchenette, WC, storeroom and two cellar rooms, the property offers practical flexibility for a range of business ventures. The combination of a prominent High Street location and generous commercial space makes this an appealing opportunity for owner-occupiers and investors alike.

GROUND FLOOR

The Shop 19'9" x 19'9" (6.02m x 6.02m) approx.

Occupying a prominent position on Eccleshall High Street, this spacious commercial premises presents an excellent opportunity for businesses seeking a presence in this beautiful Staffordshire town, renowned for its thriving High Street and wealth of listed buildings

The main retail area features large, characterful bay windows overlooking the High Street, combining an attractive period feature with excellent visibility and an abundance of natural light. The generous, versatile space offers scope to accommodate a variety of business requirements, subject to any necessary consents.

To the rear, a kitchenette leads through to the WC, while a separate storeroom provides useful additional space and benefits from a fire exit.

Kitchenette: 6'6" x 3'3" (1.99m x 1m) Cloakroom: 5'1" x 6'3" (1.56m x 1.9m)
Store: 5'1" x 6'7" (1.55m x 2m)

The Office 8'10" x 5'6" (2.7m x 1.68m)

A separate room offers a versatile addition to the commercial premises, with potential for use as an office, treatment room, storage or other supplementary space, depending on the purchaser's requirements.

BELOW GROUND

The Cellar

The property benefits from two dry cellar rooms, providing useful additional storage space, with potential for ancillary staff use if required, subject to suitability.

Cellar Hall: 7'2" x 6'5" (2.18m x 1.95m) Cellar One: 9'11" x 9'2" (3.01m x 2.80m)
Cellar Two: 15'3" x 7'2" (4.65m x 2.18m)

RESIDENTIAL SPACE

Overview

The first-floor apartment provides a valuable addition to the property, offering well-proportioned two-bedroom accommodation with its own private entrance, creating a clear separation from the commercial premises below.

The apartment also benefits from access to one parking space to the rear of the building and is currently tenanted, making it an attractive proposition for investors seeking an established rental income alongside a High Street commercial investment.

GROUND FLOOR

Entrance Porch & Landing

A private entrance hall with carpeted flooring leads to the first-floor apartment, providing a separate and independent entrance from the commercial premises. The carpeted landing connects the accommodation, with access to the kitchen, lounge, two bedrooms and bathroom.

FIRST FLOOR

Breakfast Kitchen 17' x 9'9" (5.18m x 2.97m)

The apartment's spacious breakfast kitchen offers an extensive range of fitted wall and base units, generous worktop space and room for dining. Integrated cooking facilities include an oven, hob and extractor, alongside a stainless-steel sink and space for a washing machine. The room provides a practical everyday living space, with ample scope for a dining table and chairs.

Lounge 17'4" x 13'7" (5.28m x 4.14m)

The apartment's generous lounge provides a bright and comfortable living space, enhanced by two large windows that allow plenty of natural light to enter. A feature fireplace adds character, while the room's proportions offer ample space for both seating and additional furniture, making it a welcoming area for relaxing or entertaining.

Bedroom One 13' x 12'8" (3.96m x 3.86m)

Bedroom One is a generously proportioned double bedroom, offering ample space for a double bed and additional furniture. A window provides natural light, while fitted wardrobes and further storage furniture offer practical space for clothing and personal belongings. Neutral décor and carpeting complete the room.

Bedroom Two 11'10" x 8'5" (3.6m x 2.57m)

Bedroom Two is a well-proportioned single bedroom, featuring a window overlooking the neighbouring buildings, neutral décor and fitted carpeting. The room offers space for a single bed and additional furniture, making it suitable as a guest bedroom or for a variety of alternative uses.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains. The Reeds Rains branch is operated by National Home Move Limited which is independently owned and operated under a licence from Reeds Rains Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523.

FIRST FLOOR (Continued)

Bathroom Measurements

The bathroom comprises a white suite including a panelled bath with shower over and glass screen, wash basin and WC. Part-tiled walls, a mirrored cabinet and wood-effect flooring complete the space.

OUTSIDE

Parking

The apartment is complimented by the use of one nearby off-street parking space located to the rear of the building.

REEDS RAINS NOTES

Reeds Rains Comments

By scheduling a viewing of this property, you are agreeing for the auctioneers to contact you after your viewing. During this call they will discuss:

- The Buyer Information Pack and its contents
- The Specific Terms of the Sale
- The viewers Readiness to Bid

Notes:

- For Sale by Auction – T&C's apply
- Subject to Reserve Price
- Buyer Fees Apply
- 10% Deposit Payable
- Online Bidding Available
- Priced to Sell
- Immediate Exchange
- 28 Days for Completion

AUCTION NOTES

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

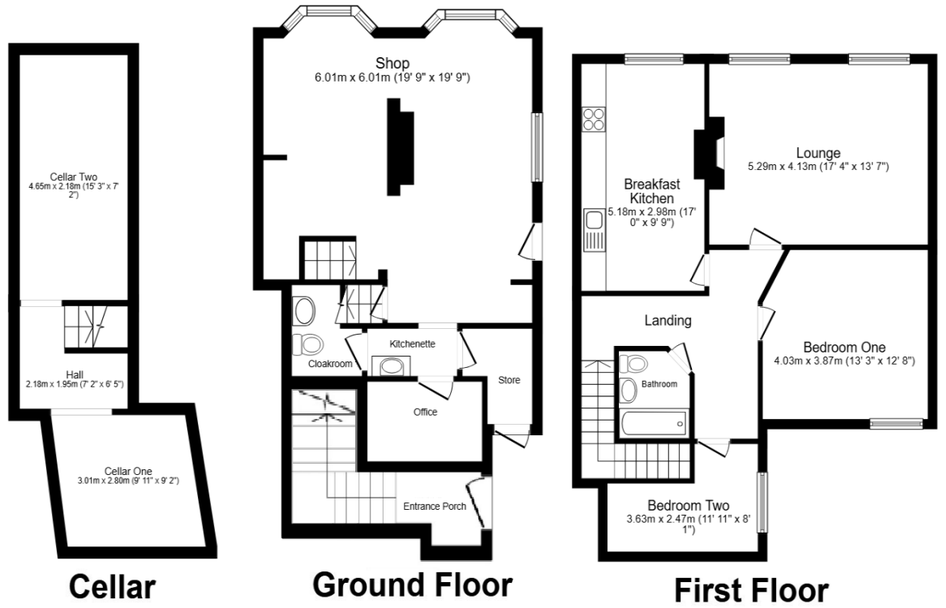
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

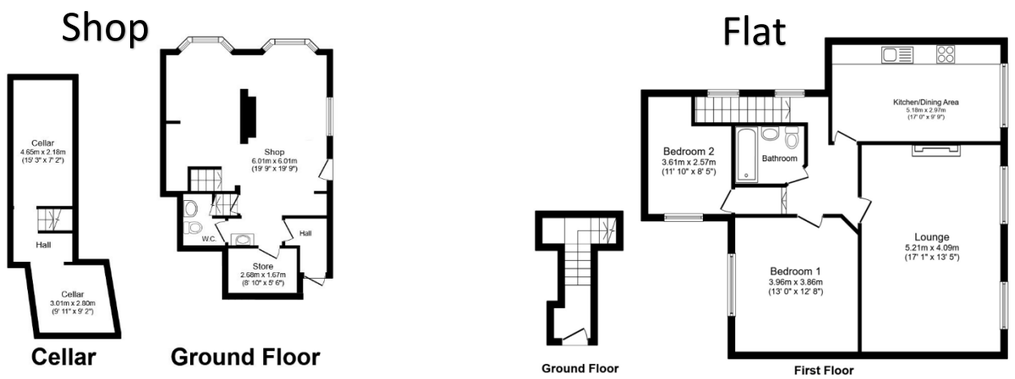
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

EPC GRAPHS

Total Floorplan



Total floor area 148.4 sq.m. (1,598 sq.ft.) approx



All information provided in this brochure, on property portals (e.g., Rightmove), and via social media platforms is intended as a general guide. Floorplans are not to scale;measurements, orientations, and openings are approximate. No details are guaranteed, and they cannot be relied upon for any purpose. These particulars do not form part of any agreement, and no liability is taken for any error, omission, or misstatement. Any party interested in the property must rely upon their own inspection(s) and surveys. Some marketing images may have been enhanced or created using artificial intelligence (AI) to improve presentation or illustrate aspects of the property. Whilst every effort is made to ensure these images remain representative, they are provided for illustrative purposes only and may not be a wholly accurate depiction of the property in every respect. AI-generated or AI-enhanced images published on Rightmove are identified by "AI" within the image title. Plan produced for Reeds Rains. Powered by www.focalagent.com