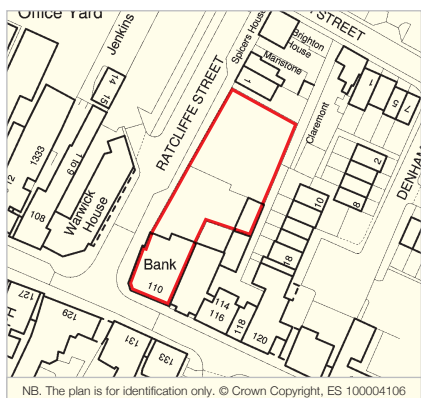


Atherstone 110 Long Street, Warwickshire CV9 1AQ

- A Freehold Three Storey Corner Building
 - Occupying a Site extending to Approximately 0.113 Hectares (0.279 Acres)
 - To be offered with Planning Permission for Conversion to provide Ground Floor A2 Accommodation together with Five Self-Contained Apartments with Parking
- ## Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.45 a.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

Atherstone is located approximately midway between Tamworth and Nuneaton, 15 miles north-east of Birmingham city centre and 20 miles south-east of Leicester. The property is situated at the A5 dual carriageway, which runs parallel to the M6 Motorway and links Junction 1 of the M69 Motorway with Junction 12 of the M6 Motorway. The property occupies a prominent corner location on the north side of Long Street, at its junction with Ratcliffe Street. Occupiers close by include Lloyds Chemist, Barclays Bank, Coral and Martins.

Description

The property comprises a corner building arranged over ground and two upper floors. The building is internally arranged to provide a ground floor former banking hall together with first and second floor ancillary accommodation above. There is a car park to the rear for some 12 vehicles and a garden. In addition, accessed from the car park, is an outbuilding which is not presently used and has not been inspected by Allsop. The building occupies a site extending to approximately 0.113 hectares (0.279 acres).

Accommodation

The property provides the following accommodation and dimensions:

Gross Frontage inc. Splay	12.00 m	(39' 4")
Built Depth	18.95 m	(62' 2")
First Floor	90.50 sq m	(974 sq ft)
Second Floor	85.00 sq m	(915 sq ft)
Outbuilding GEA	41.50 sq m	(447 sq ft)
Site Area	0.113 Hectares	(0.279 Acres)

Planning

Local Planning Authority: North Warwickshire Borough Council.
Tel: 01827 715341.

Planning permission (Ref: PAP/2018/0070) was granted on 7th September 2018 for 'conversion of former bank to retain A2 unit on ground floor with five apartments and associated access and parking'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.