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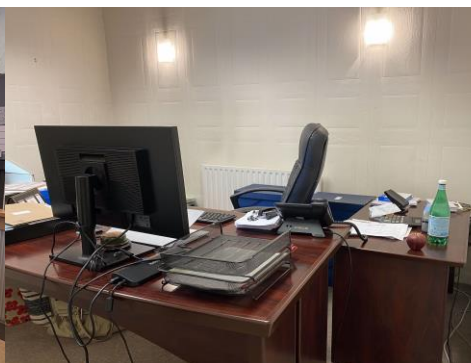
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Shop & Premises
- Suite a variety of uses subject to planning
- EPC Awaited
- Prominent Location
- Approx 95 sqm / 1000 sqft
- Ask an adviser to book your viewing



26 Hartshill Road, Stoke-On-Trent
Stoke-On-Trent, ST4 7QU

£80,000

Description

A Shop premises situated in a prominent location on the outskirts of Stoke town Centre. The property would suit a variety of uses, subject to appropriate permissions and is currently used as offices. The premises benefits from gas central heating. Accommodation comprises, open plan office/shop, office, hallway and kitchen at ground floor level with two offices/stores to the first floor and a washroom. At the rear is a graveled yard with pedestrian access and brick built stores

Ground Floor

Retail 18' 11" x 15' 5" (5.76m x 4.70m)

With carpeted floor, radiator, Power Point, network point, display window to front.

Hallway

With carpeted floor, stairs off

Office 15' 0" x 11' 1" (4.56m x 3.37m)

With carpeted floor, radiator, Power Point

Kitchen 9' 10" x 8' 4" (2.99m x 2.54m)

With tiled floor, kitchen sink unit, radiator and built-in cupboard. Access to rear.

First Floor

Landing

Landing area with fitted store.

Office/ Store 13' 8" x 15' 2" (4.17m x 4.63m)

With carpeted floor, power points and radiator.

Office/Store 14' 8" x 7' 10" (4.48m x 2.39m)

With a radiator and Power Point.

Washroom/ WC 11' 5" x 6' 5" (3.47m x 1.96m)

Carpeted floor, radiator, fitted suite in white with WC and basin

Outside

To the rear is a shared graveled yard leading to a brick built store.

Tenure

Freehold

Rating Assessment

Rateable value as per current list £3650 pa

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

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

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