

84 Church Street Stoke-on-Trent ST4 1BS

01782 847083 www.keates.uk.com



- Office/ Lock Up & Yard For Sale
- Parking or Yard
- CEPC Band G, Rating 173

- Renovated, Phase 3 Electric
- Opposite Sainsburys
- Ask an adviser to book your viewing



**2 Sturgess Street, Stoke-On-Trent** Stoke-On-Trent, ST4 7QH £75,000

# Description

### Location

Situated on Sturgess Street in Stoke town Centre close to the A500 and A50 infrastructure links.

# Situation

Located off London Road opposite Sainsbury's supermarket. Other nearby occupiers include Iceland, Heron foods, Douglas Macmillan charity shop.

# Area

Approx 40 sqm. Circa 430 sqft

# Tenure

Freehold

# **Rateable Value**

Based on the 2017 assessment £1875.00 RV.

# Planning

All prospective buyers should check with the planning office that their proposed use is acceptable.

# **The Property**

# **Office/ Store** 16' 1" x 11' 8" (4.89m x 3.55m)

With carpeted floor, suspended ceiling, electrical power points and lighting.

### **Kitchen** 3.17

Fitted kitchen with grey base units granite effect surfaces over. Part tiled walls and tiled floor. Includes fitted sink, power points, isolation switch and fire door to rear.

**External WC** 4' 3" x 5' 6" (1.30m x 1.68m) WC in white, paved floor.

**Lock Up Store** 16' 4" x 20' 1" (4.97m x 6.11m) With concrete floor, double loading doors to front. Power supply has been connected in the past.

# Outside

Accessed through wooden gates there is a gravel and slabbed parking area suitable for parking three cars or as a yard for storage.

# 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

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### **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. Ulike a mortage 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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# Energy performance certificate (EPC)

2 Sturgess Street STOKE-ON-TRENT ST4 7QH	Energy rating	Valid until:	6 March 2026 0220-2966-0326-8250-0004
		number:	

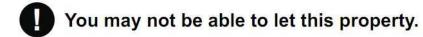
# Property type

B1 Offices and Workshop businesses

# **Total floor area**

24 square metres

### Rules on letting this property



This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/824018/Non-Dom Private Rented Property Minimum Standard - Landlord Guidance.pdf).

Properties can be let if they have an energy rating from A+ to E. The <u>recommendation report</u> sets out changes you can make to improve the property's rating.

### Energy efficiency rating for this property

This property's current energy rating is G.