

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Office/ Lock Up & Yard For Sale
- Renovated, Phase 3 Electric
- Parking or Yard
- Opposite Sainsburys
- CEPC Band G, Rating 173
- 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

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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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

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.

Energy performance certificate (EPC)

2 Sturgess Street
STOKE-ON-TRENT
ST4 7QH

Energy rating

G

Valid until: **6 March 2026**

Certificate
number: **0220-2966-0326-8250-0004**

Property type

B1 Offices and Workshop businesses

Total floor area

24 square metres

Rules on letting this property



You may not be able to let 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) (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 [recommendation report](#) 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.