

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

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- **Mixed Use Commercial Property with Flat Over**
- **Motor Spares & 3 Bed Flat**
- **Passing Rental £5,304 P.A**
- **Prominent Location**



**59 Chapel Street, Chedale**  
Stoke-On-Trent, ST10 1DU

**£145,000**

## Description

A mixed-use commercial premises for sale as a pre-let investment. The premises consists of a motor parts retailer, and a three bedroom flat, which is in need of some modernisation. The motor parts retailer currently generates an income of £5,304 pa., and the flat, when updated, has a with a potential rental of £6,000 pa, making an overall potential rental figure of £12,500 pa.

## Location / Situation

The property is located on Chapel Street, close to Cheadle High Street, which is predominantly retail outlets with residential housing in close proximity. Cheadle is a small to medium sized market town which benefits from its own High Street, with retail outlets, banks and a supermarket. Cheadle has a residential population of some 12,000 people. Access to the motorway network is via junctions 15 and 16 of the M6.

## Ground Floor

### Retail area *3.79m 7.7m + 2.88 x 4.02*

With single glazed window, strip lighting, power points, telephone point, and carpeted flooring.

### Office *3.66m max x 2.33m*

With single glazed window, heater, power points and carpeted flooring.

### Entrance Hallway to Flat *5.19m x 1.85m*

With single glazed window and radiator.

## First Floor

### Reception Room 1 *4.62m x 3.67m*

With single glazed window, radiator, and power points.

### Reception Room 2 *4.02m x 5.8m*

With single glazed window, radiator, power points, aerial point and telephone point.

### Kitchen *5.19m x 1.85m*

White base units with brown worktops over, stainless steel sink and drainer unit, single glazed window, radiator, power points, cooker point, washer point, and vinyl flooring.

## Second Floor

### Bedroom 1 *4.59m x 3.18m max*

With single glazed window, radiator and power points.

### Bedroom 2 *3.94m x 3.12m*

With single glazed window, radiator and power points.

### Bedroom 3 *3.07m max x 4.52m max*

With single glazed window and power points.

### Bathroom *3m x 3.07m*

Green bathroom suite comprising W.C, washbasin and bath. Also with single glazed window and part-tiled walls.

## Outside

Enclosed rear yard with outbuildings and outside W.Cs belonging to the retail unit.

## Outside WCs

With low-level W.Cs and wall-mounted washbasins.

### **Rateable Value and Council Tax Banding**

Through sight of the Valuation Office website, we can confirm the following:

The 2017 Rating List Assessment is £6,000.

The Council Tax Banding for the Flat is A

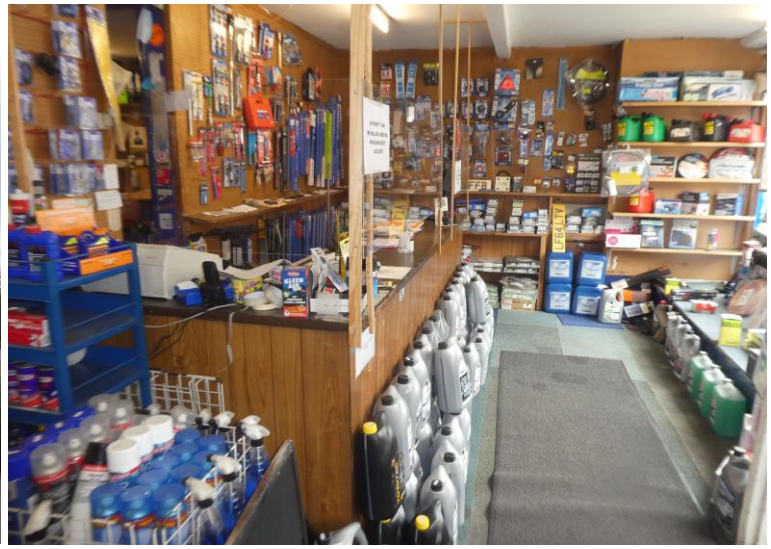
The purchaser is advised to make their own enquiries with the Local Billing Authority.

### **Tenure**

We are advised that there is a rent payable on the retail unit of £442 per calendar month, or £5,304 per annum.

There is no lease in place and the occupation is on an informal tenancy at will. The flat is currently vacant.

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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. 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.

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