

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **For Rent: Shop/Office and Premises**
- **Prominent Position**
- **EPC Band D, Rating 92**
- **Formerly a Solicitors & Estate Agents**
- **Parking at the rear**
- **Ask an adviser to book a viewing**



68 High Street, Cheadle
Stoke-on-Trent, ST10 1AJ

Annual Rental Of
£10,000

Description

A prominent Shop/office premises, located on Cheadle High Street adjacent to cross street. This large three story property has recently been updating. Formally used as a solicitors & estate agents. The property comprises a reception area, office and meeting room at ground floor level with a further two offices, WC's and kitchen to the first floor. To the second floor are a further two offices that are in need of updating and have only been used for storage. The property benefits from parking spaces at the rear accessed off Prince George Street and the recent update of the ground and first floor. Approximate floor area 139 m². Circa 1500 ft.².

Location

The office enjoys a prominent position opposite Cross Street with nearby businesses including Cheadle Market hall, Wetherspoons, Leek United Building society, a variety of local shops, cafes hairdressers and other businesses. B& M and Iceland are off Cheadle's main car park. There are a few short term parking spaces opposite the premises on the main High Street.

Accommodation

The property comprises reception area, office and meeting room at ground floor level with two offices, kitchen and wc's to the first floor. To the second floor are two rooms that are adequate for storage but with renovation have potential as offices.

Current Use/ Planning

Use class order E. Formerly used as a Solicitors and as an Estate Agents. We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

Reception

With part carpeted floor, power points, fire alarm system, network point, suspended ceiling, feature front display area with inset spotlights. Door to frontage.

Office 11' 5" x 15' 1" (3.48m x 4.60m)

With wooden floor, power points, network point, stairs off.

Meeting Room 7' 2" x 17' 11" (2.18m x 5.46m)

With wooden floor, Power and Network points. Door to rear

First Floor

Landing

With carpeted floor, built in store, access to the second floor and stairs off.

Office 10' 9" x 18' 2" (3.28m x 5.53m)

With carpeted floor, power points, network point, access to rear parking.

Kitchen 5' 9" x 6' 11" (1.75m x 2.12m)

Modern fitted kitchen with Pale wood base units, granite effect surface and sink over. Part tiled walls and vinyl floor. Includes water heater and power points.

WC 4' 3" x 7' 4" (1.30m x 2.24m)

With WC and basin in white, part tiled walls, vinyl floor.

WC 6' 9" x 4' 8" (2.06m x 1.43m)

With WC and basin in white, part tiled wall and vinyl floor.

Office 16' 9" x 13' 11" (5.11m x 4.23m)

With carpeted floor, power points, network point, suspended ceiling.

Second Floor

Stairwell

With boarded floor.

Store/ Office 12' 6" x 15' 6" (3.80m x 4.73m)

With boarded floor window to side.

Store/ Office 16' 10" x 13' 7" (5.14m x 4.15m)

With boarded floor sash window to front, ornamental fireplace.

Relevant Information

The second floor of the building is in need of some improvement and redecoration, if used for other purposes than storage. Can be available to lease by negotiation.

Area

Approximately 139 sqm circa 1500 sqft.

Business Rates

Based on the 2023 assessment the ratable value is £6,600 per annum. Small business rates relief may apply for businesses with only one premises.

Tenure/ Lease

The property is available to lease on a full repairing and insuring lease. Length of lease and break clauses by negotiation.

Legal Costs

Each party is responsible for their own costs.

Application to lease

If you wish to apply for tenancy contact andrew@keates.uk.com to discuss terms of leasing. References will be sought in the event of an agreement to lease.

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



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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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process and if your usage of the building can be approved. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto vouch our preferred reference agent. You may be asked to pay deposit will become part of your lease whilst heads of terms are produced. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

68 High Street CHEADLE ST10 1AJ	Energy rating D	Valid until: 16 March 2033
		Certificate number: 1602-8268-9607-9439-2432

Property type

Retail/Financial and Professional Services

Total floor area

175 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D.