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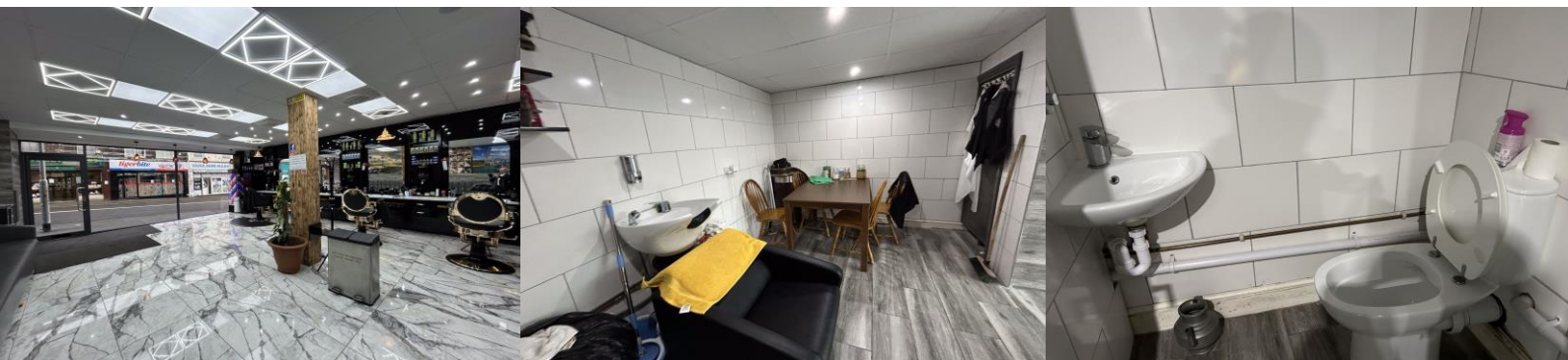
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Pre Tenanted Commercial Investment
- Retail Shop and Three Flats
- EPCs All Band C Ratings 68, 72, 73 ,76
- Currently Producing £24,540 per annum
- High Street Location
- Flats Council Tax A



109 High Street, Stoke-On-Trent
Stoke-On-Trent, ST6 5TA

£260,000

Description

Prominently positioned mixed-use investment property. This High Street premises consists of a ground floor retail unit. Currently used as a barbershop and three flats at the rear and above. The current rental income is £2045 per calendar month and the property is fully let. Ground floor level to the front edge. We have a barber shop currently rented for £650 per calendar month on an IRI basis. At the rear of the property is a two bedroom self-contained apartment currently rented for £595 a month. Accessed from the rear and above the property are two flats, currently rented and a company basis for £800 per calendar month.

Description

Fully let mixed use commercial Investment comprising a retail unit and three flats. The property has recently undergone modernisation and conversion into three flats . The redevelopment to building regulations has meant the units are band C energy efficient.

Location

The subject property is located on Tunstall High street. Nearby occupiers include Matalan, Argos and Home Bargains. Tunstall is one of the five Towns which make up Stoke on Trent and the subject property is within easy reach on the A50 & A500 trunk roads.

Income Details

The ground floor retail unit has been let on an IRI lease from 2022-2027 at an annual rental of £7800 per annum. The upper floor flats 109a & b have been leased on a commercial tenancy for £400 per flat from the 24th October 2022 for a 24 month contract till 23 October 2024. The ground floor rear flat has been let on an AST from the 23 October 2023 for a six month fixed term at a passing rental of £595 pcm. All rentals are exclusive of bills.

Retail Premises

Shop

Approximately 108 sqm. Comprising open plan barbers shop with rear store, kitchenette and WC. Fitted out by the current tenant to high spec.

Rateable Value

The April 2023 assessment states an RV of £6,400 per annum.

Commercial EPC

Band C . Rating 68

109 A First Floor Flat

Description

A two bedroom self-contained flat, comprising hallway, kitchen, living room, bedroom, bathroom and a further bedroom. Benefits from Gas central heating, double glazing, modern kitchen and bathroom.

Hallway

With carpeted floor, radiator.

Kitchen 5' 10" x 10' 7" (1.77m x 3.23m)

Fitted kitchen with cream wall base units, granite effect surfaces over. Part tiled walls and vinyl floor. Includes integrated cooker, hob and extractor hood, Power Point, Washer point.

Bathroom 7' 7" x 2' 10" (2.30m x .87m)

Modern fitted bathroom suite in white with WC, pedestal basin, basin set in vanity unit, enclosed shower cubicle with electric shower. Part tiled walls and tiled floor. Includes heated towel radiator, extractor fan.

Living Room 15' 3" x 11' 11" (4.66m x 3.63m)

With carpeted floor, radiator, Power Point

Bedroom 2 14' 8" x 8' 11" (4.46m x 2.73m) Maximum Measurement to recess

With carpeted floor, radiator, Power Point.

109B Second floor Flat

Description

A one bedroom self-contained flat, comprising hallway, living room, bedroom, kitchen and bathroom. Benefits from Gas central heating and double glazing.

Living Room 10' 6" x 11' 5" (3.19m x 3.48m)

With carpeted floor, radiator, Power Point.

Kitchen 10' 2" x 8' 0" (3.09m x 2.43m)

Fitted kitchen with white base units, granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker, hob and extractor hood, Power and Washer points.

Bathroom 7' 9" x 9' 3" (2.37m x 2.81m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Part tiled walls and tile effect floor. Includes heated towel radiator, extractor fan.

Bedroom 8' 10" x 11' 9" (2.69m x 3.57m)

With carpeted floor, radiator, Power Point

Living Room/ Kitchen 18' 3" x 12' 7" (5.55m x 3.83m)

Modified in kitchen with grey wall and base units. Granite effect, surfaces over. Part tiled walls and vinyl floor. Includes integrated cooker oven and hob. Part carpeted floor. Includes radiator and power points.

Bathroom 6' 4" x 6' 4" (1.93m x 1.92m)

Fitted bathroom suite in white with WC and basin set in vanity unit ,enclosed shower cubicle with combination shower. Part tiled walls and vinyl floor. Includes radiator and extractor fan.

Bedroom 1 10' 8" x 12' 11" (3.24m x 3.93m)

With carpeted floor, radiator, Power Point.

109C Ground Floor Rear Flat

Description

A two bedroomed apartment and has recently been completely modernised. Benefiting from central heating, double glazing modern kitchen and bathroom. Accommodation comprises kitchen, living room, bedroom and bathroom at ground floor level with a further bedroom to the first floor.

Living Room/ Kitchen 18' 3" x 12' 7" (5.55m x 3.83m)

Modified in kitchen with grey wall and base units. Granite effect, surfaces over. Part tiled walls and vinyl floor. Includes integrated cooker oven and hob. Part carpeted floor. Includes radiator and power points.

Bathroom 6' 4" x 6' 4" (1.93m x 1.92m)

Fitted bathroom suite in white with WC and basin set in vanity unit ,enclosed shower cubicle with combination shower. Part tiled walls and vinyl floor. Includes radiator and extractor fan.

Bedroom 1 10' 8" x 12' 11" (3.24m x 3.93m)

With carpeted floor, radiator, Power Point.

First Floor

Bedroom 2 13' 11" x 10' 2" (4.25m x 3.11m)

With carpeted floor, radiator, Power Point.

Tenure

Freehold premises sod with the benefit of leaseholds.

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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Energy performance certificate (EPC)

109c High Street Tunstall Stoke-on-Trent ST6 5TA	Energy rating C	Valid until: 8 October 2033
		Certificate number: 2715-3006-9201-0517-5200

Property type Ground-floor maisonette

Total floor area 60 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property