

# KEATES

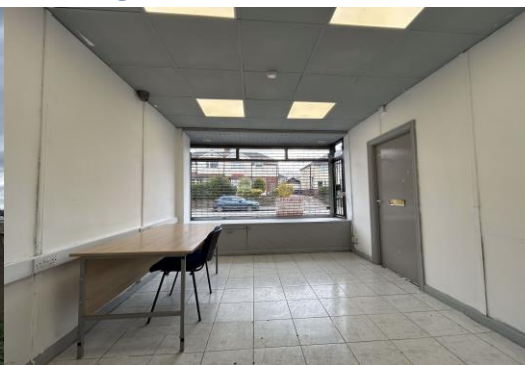
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large End of Terrace Shop & Flat
- Potential Rental Income renovated £15,900 pa
- Shop Approx 34.30 SQM, 370 SQFT
- Ideal for Investment & In need of updating
- Subject to Reserve Price, Buyers fees apply



**587 High Lane, Stoke-On-Trent**  
Stoke-On-Trent, ST6 7EP

**Auction Guide**  
**Price £99,950**

## Description

For sale by Modern Method of Auction: Starting Bid Price £99,950 plus Reservation Fee. A mixed use end of terrace property comprising a shop, Flat and rear lock up. Situated on High Lane this large end of terrace shop and Flat would suit an investor. Accommodation comprises entrance hall with access to shop and Flat, open plan, shop/Office accommodation onto a rear kitchen and WC. The first floor is a self-contained one bedroom flat currently leased for a rental of £375 per month. Comprising landing, kitchen, bedroom, bathroom and living room. At the rear is a lock up store. The upper floor flat is currently let on a low rent and with renovation could achieve £525 per calendar a month. The ground floor shop could achieve a rental of £6000 per annum. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Situation

Situated on High Lane in Burslem with nearby occupiers, including co-op, High Lane Oatcakes, and Top-Notch Hair Salon.

## Ground Floor

### Entrance Hall

With access to shop and flat.

### Retail Area 10' 0" x 25' 7" (3.06m x 7.79m)

With tiled floor, part suspended ceiling, display window to front with a roller shutter and power points.

### Kitchen 11' 8" x 8' 5" (3.56m x 2.57m)

With tiled floor, fitted base unit with sink in white, marble effect surface over. Includes power point, water heater, stillage cupboard, WC off.

### WC 4' 3" x 2' 9" (1.30m x .84m)

With tile floor, WC in white.

## First Floor Flat

### Landing

With carpeted floor, stairs off.

### Living Room 12' 9" x 13' 10" (3.89m x 4.21m)

With carpeted floor, Power Point, gas heater.

### Bedroom 8' 10" x 13' 4" (2.70m x 4.07m)

With carpeted floor, Power Point

### Kitchen 7' 5" x 8' 8" (2.27m x 2.63m)

Fitted kitchen with wood effect wall and base units marble effect surfaces over. Part tiled walls and carpeted floor. Include Washer point and cooker point.

### Bathroom 5' 3" x 8' 7" (1.60m x 2.62m)

Fitted bathroom suite in white with WC, basin, enclosed shower cubicle with electric shower.

### Outside

At the rear is a paved yard leading to a brick built store with side pedestrian access.

### Lock Up Store 13' 0" x 15' 5" (3.96m x 4.70m)

With tiled floor, window to side, currently used for storage.

### Tenure & Tenancy

Sold as a freehold with the benefit of an AST for the first floor at a rental of £375 pcm. Ground floor shop vacant.

### Business Rates

Current Ratable value as of April 2023 £3050 pa.

### Planning & Use Class

Currently under use class E. 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.

### 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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## 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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