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84 Church Street
Stoke-on-Trent
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- 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
- For Sale by Modern Auction – T & C's apply



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

Auction Guide
Price £85,000

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"

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.

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

Non-Domestic Building



587 High Lane
Burslem
STOKE-ON-TRENT
ST6 7EP

Certificate Reference Number:
3653-4332-5643-9669-9945

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **102** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	103.8
Building complexity:	Level 3
Building emission rate (kgCO ₂ /m ² per year):	38.42
Primary energy use (kWh _{PE} /m ² per year):	397.89

Benchmarks

Buildings similar to this one could have ratings as follows:

15	If newly built
60	If typical of the existing stock