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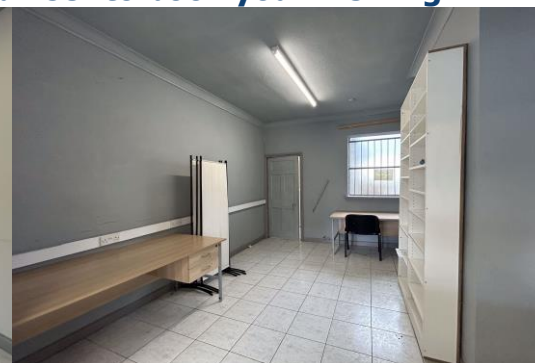
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84 Church Street
Stoke-on-Trent
ST4 1BS

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
- EPC's awaited
- Ask an adviser to book your viewing



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

£120,000

Description

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 £600 per annum.

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

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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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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!

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