

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Retail Premises in Cheadle
- Open plan retail space
- CEPC Being Renewed
- Prominent Position
- Lease Terms by Negotiation
- Ask an adviser to book your viewing



**3 Cross Street, Cheadle**  
Stoke-On-Trent, ST10 1NP

**Annual Rental Of**  
**£6,500**

## Description

A retail premises located on Cross Street in the market town of Cheadle. This prominently located property benefits from electric heating and large display space windows. The premises consists of a large open plan retail space with a separate kitchenette and WC. At the side of the retail space is a store room with access to the cellar and rear of the property for loading of goods.

## Location

The Shop enjoys a prominent position opposite the High Street with nearby businesses including Cheadle Market hall, Wetherspoons, Leek United Building society and 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 nearby the premises on the main High Street.

## Area

Approx 43sqm/ 462 sqft

### **Retail Area** 17' 11" x 28' 5" (5.46m x 8.67m)

With large display windows onto Cross Street and an entrance porch onto the retail space with a carpeted floor. Includes electric heaters and Power Points.

### **Kitchen** 5' 11" x 3' 6" (1.81m x 1.07m)

Fitted wall and base units in pale wood with granite effect surfaces over. Stainless steel sink and drainer. Include Power Point, electric heater, tile effect floor.

### **WC** 4' 5" x 4' 4" (1.35m x 1.32m)

Fitted WC and basin in white. Part tiled wall tile effect floor. Includes extractor fan and electric heater.

### **Store** 9' 3" x 3' 1" (2.82m x .95m)

with access to rear and cellar

## Use Class/ Planning

Use class order 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.

## Business Rates

Based on the 2023 assessment the ratable value is £6,200 per annum. Small business rates relief may apply for businesses with only one premises.

## Tenure/ Lease

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

## Legal Costs

Each party is responsible for their own costs.

## Application

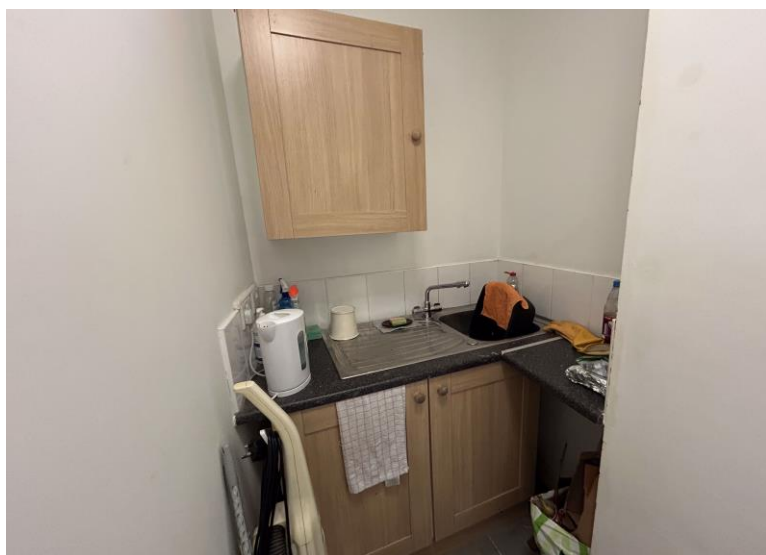
If you wish to apply for tenancy contact [andrew@keates.uk.com](mailto:andrew@keates.uk.com) to discuss terms of leasing. References will be sought in the event of an agreement to lease.

## 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. 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.

## Our Agency

We are a RIC's 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)



**This certificate has expired.**

3 Cross Street Cheadle STOKE-ON-TRENT ST10 1NP	Energy rating	This certificate expired on:	9 September 2023
	<b>D</b>	Certificate number:	0992-2387-4530-1200-4703

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	50 square metres

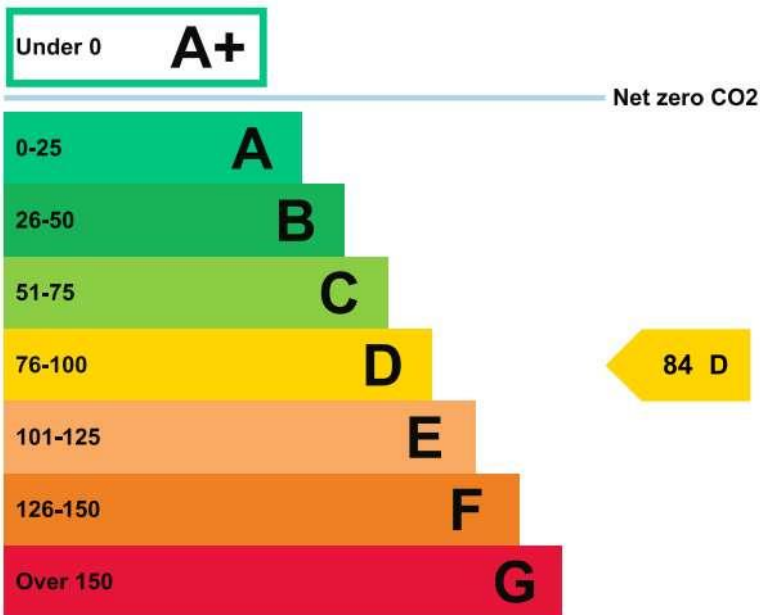
## Rules on letting this property

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 rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings: