

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Prominent Office/ Retail Premises**
- **Land to side and rear**
- **May suite conversion subject to planning permission**
- **Approx 237 sqm EPC Band B, Rating 44**
- **Subject to Reserve Price, Buyers fees**
- **For Sale by Modern Auction – T & C's apply**



530 King Street, Stoke-On-Trent
Stoke-On-Trent, ST3 1EZ

Auction Guide
Price £160,000

Description

For sale by Modern Method of Auction: Starting Bid Price £160,000 plus Reservation Fee. A unique opportunity to buy a retail/office premises with parking. Would suit a variety of uses subject to planning. This Former adult store benefits from substantial off-road parking, gas central heating and double glazing and a prominent location. Comprises retail/open plan office, store, kitchen and a rear access hallway at ground floor level with retail/office space, store, WC and kitchenette to the first floor. The upper floors could be brought into use but has not been attended to how many years. To the side and rear of the property is a large gravelled car park. 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

Location

The suite is situated King Street, Longton next to the train Station and on the edge of the Town centre. The property is prominently located on King Street . The A50 dual carriageway is within approx. 0.5 mile and provides access to Junctions 15 and 16 of the M6 Motorway via A500 dual carriageway.

Accommodation

The property comprises approximately 237 sqm(circa 2550 sqft) of office/ retail space split over two stories. At the side of the property is a gravelled parking area. Accommodation comprises retail area, store, kitchen and a rear access hole at ground floor level with retail/office space, store, WC and kitchenette to the first floor. The upper floor could be available for light storage but has not been attended to how many years The premises benefits from gas central heating, double glazing and has been fitted out to a good standard.

Rating Assessment

Based on the 2017 assessment the ratable value is £8,300 per annum.

Planning

Formerly used as a retail premises and Adult Store. The property may suite a variety of users subject planning permissions and change of use. Prospective buyers should ensure that their use is approved prior to signing a lease.

EPC

Band B , Rating 44

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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Energy performance certificate (EPC)

530 KING STREET STOKE-ON-TRENT ST3 1EZ	Energy rating B	Valid until: 20 June 2031 Certificate number: 4204-4674-6296-9134-2909
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

387 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.