

# KEATES

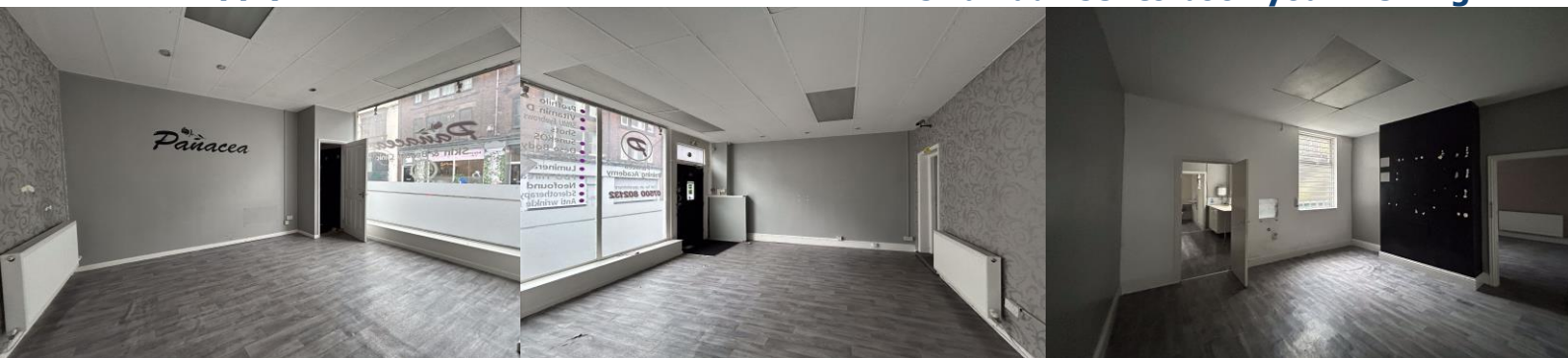
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Shop with Offices Over
- EPC Band E Rating 115 RVs £6025
- Subject to Reserve Price, Buyers fees apply
- Prominent Location
- For Sale by Modern Auction – T & C's apply
- Ask an adviser to book your viewing



**523-525, King Street**  
Stoke-On-Trent, ST3 1HD

**Auction Guide**  
**Price £85,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus Reservation Fee. A retail premises with first floor office space. Situated on King St close to Longton town center this commercial premises benefits from a prominent position with large display windows, central heating, partial double glazing and suspended ceilings. The premises was formally used as a beauticians. Comprises entrance hall, retail area, two treatment rooms/offices, kitchen and WC to the ground floor with five large office rooms a WC and kitchen at first floor level. At the rear is an enclosed yard. 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)

## Location

Located on King Street close to Longton Town center and train station. Nearby occupiers include Argos, Next and Tesco.

## Planning & Use

Formerly used as a beauticians. 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 purchase.

## Area & Rating

The rating assessment states separate rates per floor. The ground floor assessment of 2023 states an RV of £3850 with 82.3 sqm. First Floor states an area of 14.7 sqm and an RV of £2175.

## Comprises

### Hall/ First Floor Access

With carpeted floor, stairs off

### Retail Area 24' 8" x 15' 5" (7.51m x 4.69m)

With wood effect floor, Power Point, radiator, display windows to front, suspended ceiling.

### Treatment Room 11' 11" x 13' 11" (3.64m x 4.25m)

With wood effect floor, radiator, Power Point.

### Treatment Room 11' 11" x 14' 0" (3.64m x 4.27m)

With wood effect floor, suspended ceiling, Power Point, radiator.

### Rear Hall 12' 4" x 6' 11" (3.75m x 2.12m)

With wood effect floor, door to rear.

### Kitchen 11' 9" x 7' 7" (3.59m x 2.32m)

Fitted kitchen with white base units marble effect surfaces over. Part tiled walls and wood effect floor.

### WC 9' 3" x 5' 7" (2.81m x 1.69m)

Fitted suite in white with WC and wash basin, wood effect floor.

### First Floor

#### Landing

With carpeted floor, stairs off

### Office 1 16' 0" x 14' 0" (4.87m x 4.26m)

With wood effect floor, Power Point, radiator.

### Office 2 12' 10" x 13' 7" (3.92m x 4.13m)

With wood effect floor, Power Point, radiator, staff toilet and kitchenette off.

### WC 3' 10" x 4' 4" (1.16m x 1.31m)

Fitted suite in white with WC and basin.

### Kitchen

Fitted base unit unit in white with stainless steel sink over, radiator, Power Point, boiler, door to rear fire escape.

### Office 3 16' 1" x 14' 0" (4.90m x 4.27m)

With carpeted floor, radiator, Power Point.

### Office 4 10' 9" x 12' 0" (3.28m x 3.66m)

With vinyl floor, Power Point, radiator.

### Office 5 13' 4" x 7' 7" (4.06m x 2.32m)

With vinyl floor, radiator, PowerPoint

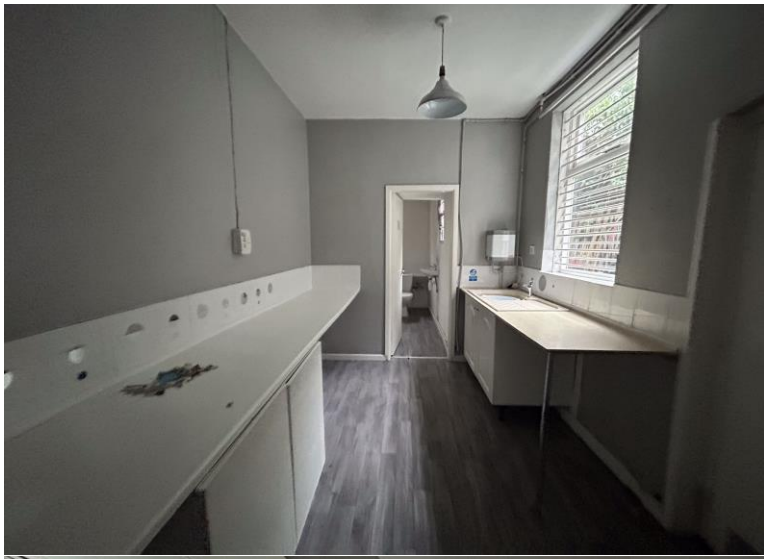
### Outside

Enclosed paved yard

### 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.



### 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)

523-525 King Street STOKE-ON-TRENT ST3 1HD	Energy rating	Valid until:	16 April 2033
	<b>E</b>	Certificate number:	8171-8526-9331-7828-8912

**Property type** Retail/Financial and Professional Services

**Total floor area** 209 square metres

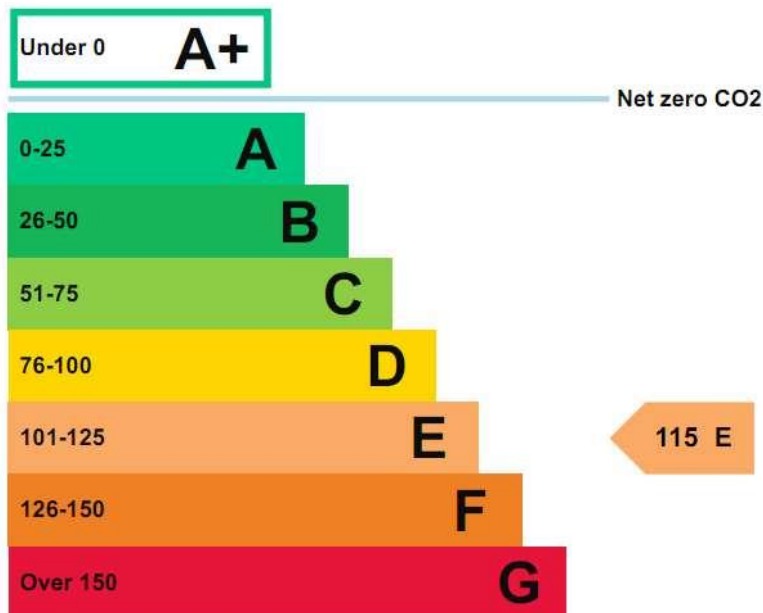
## Rules on letting this property

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 E.



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: