

# KEATES

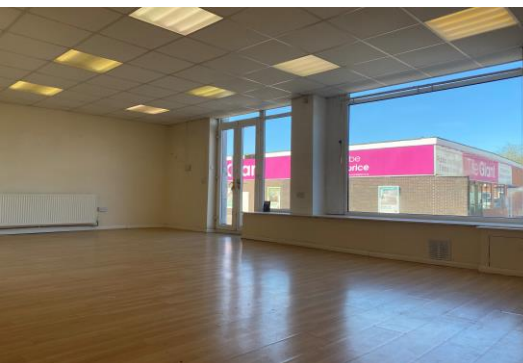
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Retail Unit to Let
- Large Shop Front Window
- EPC Band E Rating 102
- Approx 64 sqm
- Office, WC & Kitchen
- Ask an adviser to book your viewing



**10-14, Baptist Street**  
Stoke-On-Trent, ST6 3EU

**Monthly Rental Of**  
**£450**

## Description

Retail Unit situated on the outskirts of Burslem to Let. The ground floor premises has a prominent window into an open plan retail space with laminate floor and suspended ceiling. Comprises retail area, office, kitchen and wc. The unit is double glazed and gas central heated. Terms of leasing by negotiation.

## Ground Floor

### Shop

#### **Retail Space** 19' 10" x 26' 8" (6.04m x 8.12m)

##### *Maximum*

With laminate floor, radiator times two, large shop frontage window, suspended ceiling, power points, telephone point, alarm.

#### **Office** 10' 3" x 17' 1" (3.13m x 5.20m)

With carpeted floor, radiator, power points, boiler, door to rear.

#### **Kitchen** 7' 5" x 8' 10" (2.26m x 2.68m)

Fitted kitchen with cream base units. Wood effect surfaces over. Part tiled walls and wood effect floor. Includes radiator, power points, extractor fan.

#### **WC** 4' 2" x 5' 2" (1.26m x 1.57m)

Fitted suite in white with WC and pedestal basin, part tiled walls and wood effect vinyl floor. Includes extractor fan

## Business Rates/ Area

The ratable value is under £15,000 per annum so rates will not be payable for single outlet businesses. Rateable value £3650 pa. Approx 64 sqm

## Rental & Terms

Asking Rental £5400.00 per annum. Lease will be internal repairing and insuring with the length of lease by negotiation.

## 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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Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

# Energy performance certificate (EPC)

10-14 Baptist Street  
STOKE-ON-TRENT  
ST6 3EU

Energy rating

E

Valid until

31 January 2027

Certificate number

9904-3049-0639-0200-0825

## Property type

A1/A2 Retail and Financial/Professional services

## Total floor area

140 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](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 E.