

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Retail Premises to Let
- Close to Town Centre
- Modern Kitchen and WC
- EPC Band D, Rating 86
- Terms of lease by Negotiation
- Ask an adviser to book your viewing



14A Nile Street, Stoke-On-Trent
Stoke-On-Trent, ST6 2AF

Monthly Rental Of
£400

Description

Let a retail unit situated on the outskirts of Burslem town Centre. This modernised property benefits from street parking to the front. The property comprises an entrance porch with steel gate, retail area, kitchen/staffroom and WC. Parking available at the rear.

Situation

Situated on Nile street place close to Burslem town Centre with nearby occupied including bargain madness. The property is located in close proximity to a new housing estate being built.

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 £1975.00 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 to discuss terms of leasing. References will be sought in the event of an agreement to lease.

Area

Approx 26.1 sqm/ 280 sqft

Retail Area 17' 3" x 9' 2" (5.26m x 2.79m)

With wood effect floor, Power Points and Internet point.

Kitchen/ Staff Room 14' 5" x 7' 6" (4.40m x 2.29m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and vinyl floor. Includes power points.

WC 7' 10" x 6' 10" (2.4m x 2.08m)

With WC and basin in white, vynile floor, extractor fan.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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)

14a Nile Street STOKE-ON-TRENT ST6 2AF	Energy rating D	Valid until: 6 August 2034
		Certificate number: 1002-8920-7138-6276-5865

Property type Retail/Financial and Professional Services

Total floor area 29 square metres

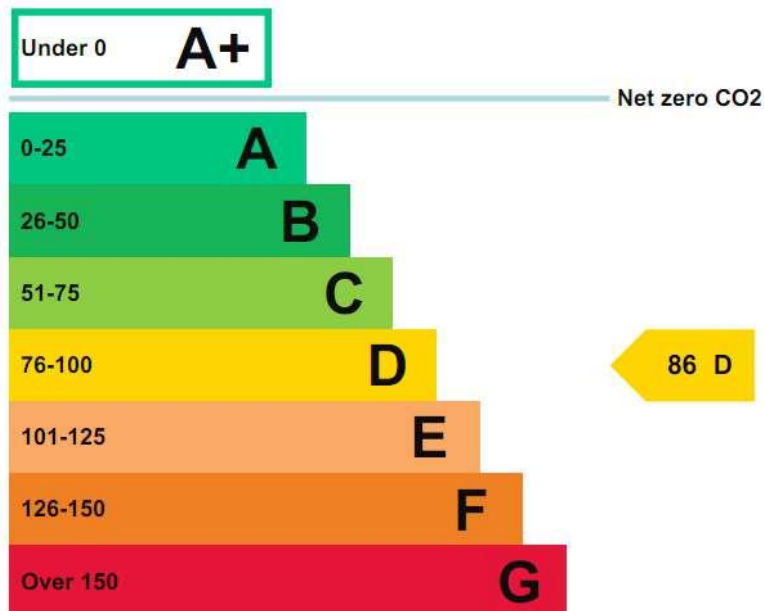
Rules on letting this property

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: