

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Office Premises
- Secure Parking
- EPC Band C Rating 72
- Close to Town Centre
- May rent lock up with property
- Ask an adviser to book your viewing



**2 Sturgess Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 7QH

**Monthly Rental Of**  
**£650**

## Description

OFFICE TO LET: A recently modernised office located close to Stoke town Centre. The property benefits from double glazing and electric heating with limited parking at the rear. Comprises open plan office, kitchenette, external WC and tarmac parking at the rear for one car. Would suit a variety of users subject to planning.

## Location

Situated on Sturgess Street in Stoke town Centre close to the A500 and A50 infrastructure links.

## Situation

Located off London Road opposite Sainsbury's supermarket. Other nearby occupiers include Iceland, Heron foods, Douglas Macmillan charity shop.

## Office 16' 6" x 10' 5" (5.03m x 3.17m)

With carpeted floor, electric Power Point, electric heater, PVCu display window to front, suspended ceiling.

## External WC

With tile floor and WC in white.

## Kitchen 10' 4" x 5' 7" (3.16m x 1.71m)

Fitted kitchen with grey base units, granite effect surfaces and sink over. Tiled floor and part tiled walls. Includes Power Point, door to rear

## Rateable Value

Based on the 2023 assessment £2150 RV.

## Planning

All prospective buyers should check with the planning office that their proposed use is acceptable.

## Outside

Accessed through metal gates there is a surfaced parking area suitable for parking one car.

## Lease Terms

Full repair and insure lease. Lease length and terms by negotiation. May rent lock up as well subject to negotiation.

## Lock Up 16' 4" x 20' 1" (4.97m x 6.11m)

With concrete floor, roller shutter doors to front. Power supply and lighting has been connected in the past.

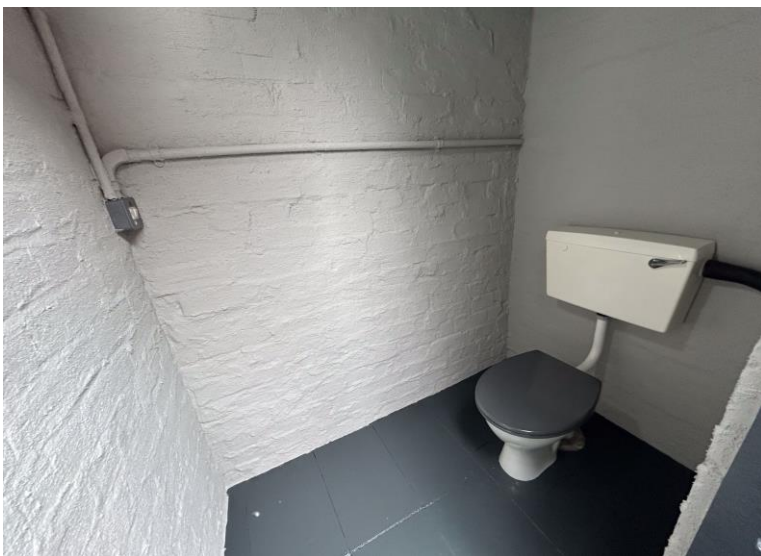
## Viewings

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 our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RICS's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

# Energy performance certificate (EPC)

2 Sturgess Street Stoke STOKE-ON-TRENT ST4 7QH		Energy rating <b>C</b>	Valid until: <b>17 April 2034</b>
			Certificate number: <b>5329-9168-2276-3468-7255</b>
Property type		Retail/Financial and Professional Services	
Total floor area		24 square metres	

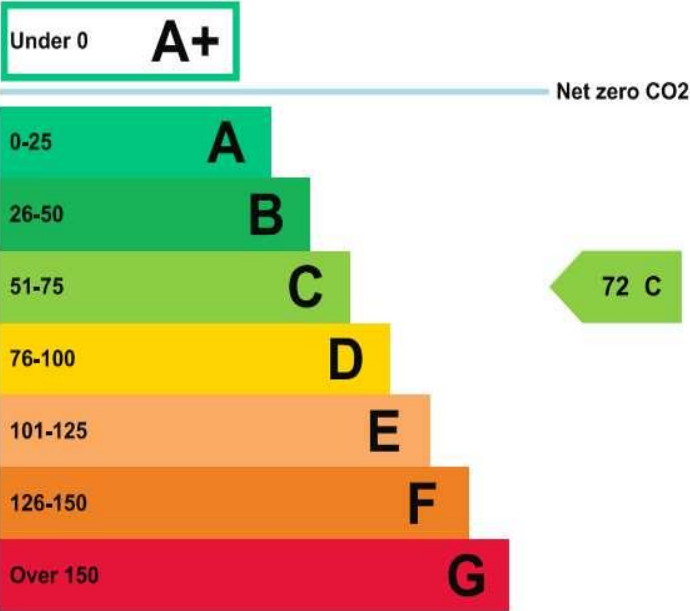
## Rules on letting this property

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 C.



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: