

# 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
- Ask an adviser to book your viewing
- Prominent Location
- Suite a variety of uses subject to planning



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

**£100,000**

## Description

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.

## 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

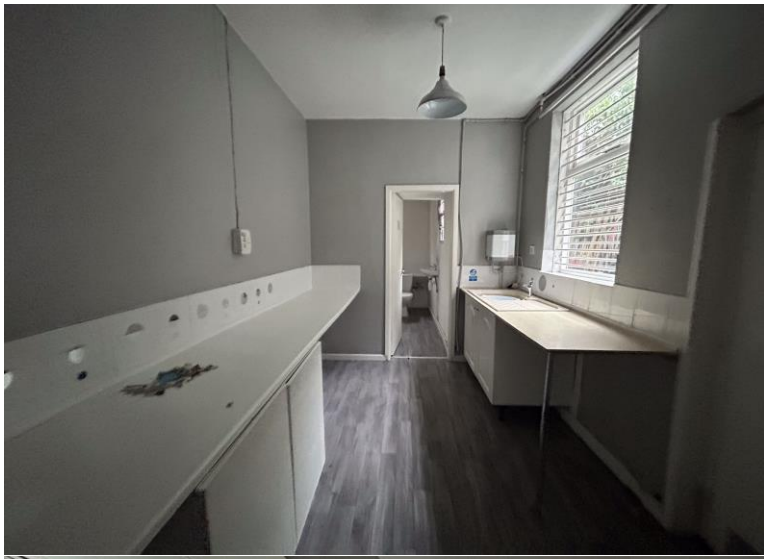
Enclosed paved yard

## 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.

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)

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

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

**Total floor area** 209 square metres

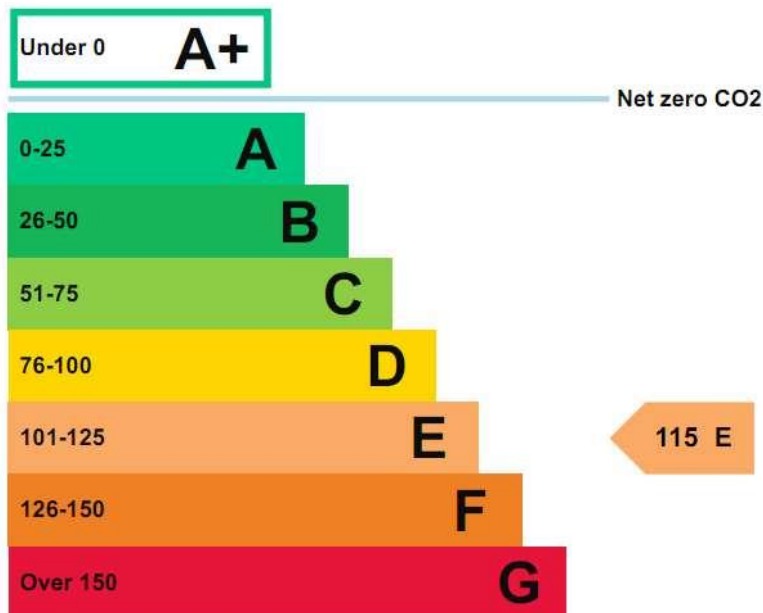
## Rules on letting this property

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: