

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Shop to Rent
- Flexible Terms
- EPC Band D, Rating 90
- Cheadle Town Centre
- Retail Approx 51 sqm/ 548sqft
- Ask an adviser for further details



**7 Cross Street, Cheadle**  
Stoke-On-Trent, ST10 1NP

**Annual Rental Of**  
**£6,500**

## Description

Retail premises to let on Cross Street in the heart of Cheadle Town center .Formerly used as a wedding dress shop. The property comprises retail space with fitted counter, hallway, office, kitchenette and WC. Below the premises is a cellar suitable for limited storage. The property is gas central heated and single glazed.

## Shop

With carpeted floor, suspended ceiling with inset spotlights, radiators, doors to front and rear, fitted counter, Power Points, fitted display shelving. Approx 548 Sqft.

## Hallway

with carpeted floor, access to cellar.

## Office *12' 11" x 9' 7" (3.94m x 2.92m)*

With carpeted floor, fitted shelving, radiator, Power Point, safe, telephone point.

## Kitchenette *4' 5" x 7' 9" (1.35m x 2.37m) Max*

With wood effect vinyl floor, white base unit with fitted sink.

## Toilet *4' 9" x 5' 9" (1.45m x 1.76m)*

Fitted suite in white with WC, basin. Wood effect vinyl floor.

## Terms of Rent

Flexible terms available. 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 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 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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# Energy Performance Certificate

## Non-Domestic Building



Slimma Factory Shop  
7 Cross Street  
Cheadle  
STOKE-ON-TRENT  
ST10 1NP

Certificate Reference Number:  
0101-2992-9530-9000-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	132
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

45 If typical of the existing stock