

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Freehold Office Premises
- May suite Residential Use subject to planning permission
- EPC Band D Rating 88
- Central Heated and Double Glazed
- Modernised
- Ask an adviser to book your viewing



**58 Epworth Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 1NU

**£140,000**

## Description

A totally refurbished commercial premises located close to Stoke town Centre that may suit use as a dwelling subject to planning permission. The property comprises entrance porch, open plan kitchen/living area with two offices/bedrooms and a bathroom to the first floor. With a potential or rental income of £750 per calendar month as a commercial premises and £800 as a residential property subject to planning permission. The property is central heated and double glazed. At the rear is a paved yard with pedestrian access.

## Area/ Use

Shop & Premises approx 62 sqm. Circa 667 sqft. May suit use as a house subject to planning permission.

## Business Rates

Current RV £3000.00 pa. Rising to £3800.00 in April 2026.

## Location

Located close to Stoke Town centre. Nearby occupiers include Sainsburys, Unison, Farm Foods and Douglas Macmillan.

## Ground Floor

### Entrance Porch

With tiled floor and pvcu door to front.

### Office 15' 4" x 12' 10" (4.68m x 3.90m)

With wood effect floor, radiators, Power Point, Window to front, door to rear. Modern fitted kitchen with grey wall and base units granite effect surfaces over.

## First Floor

### Landing

With carpeted floor, window to rear, Power Point

### Office 12' 9" x 15' 5" (3.89m x 4.70m)

With carpeted floor, radiator, Power Point.

### Office 9' 9" x 9' 11" (2.98m x 3.02m)

With carpeted floor, radiator, Power Point.

### Bathroom 3' 6" x 12' 1" (1.07m x 3.69m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Fully tiled walls and fully tiled floor. Includes heated chrome towel radiator.

## Outside

At the rear is an enclosed paved yard with side pedestrian access.

## 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

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.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com

## 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, 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 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 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 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**

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.

# Energy performance certificate (EPC)

58 Epworth Street Stoke on Trent ST4 1NU	Energy rating <b>D</b>	Valid until: <b>15 December 2030</b>
		 Certificate number: <b>0043-6245-0928-6843-3251</b>
<b>Property type</b>	A1/A2 Retail and Financial/Professional services	
<b>Total floor area</b>	75 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.