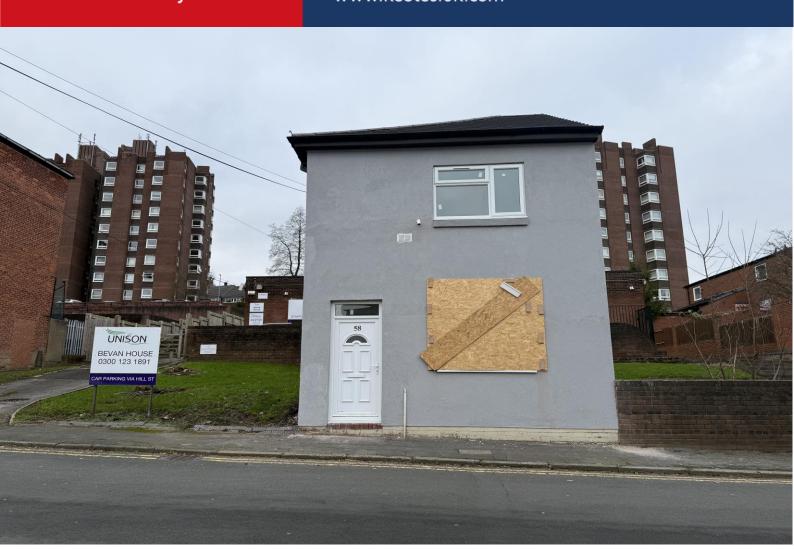
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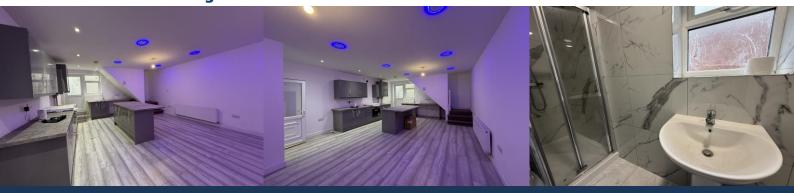
84 Church Street Stoke-on-Trent ST4 1BS

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- 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

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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. Ulike a mortage 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.

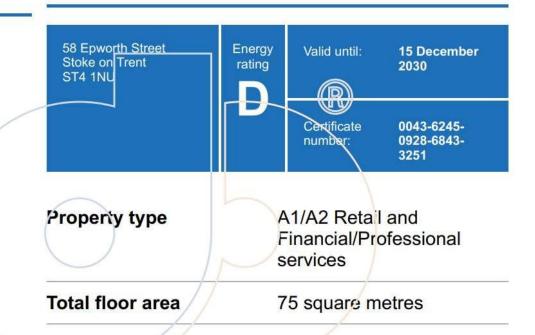
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)



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/nondomestic-private-rented-property-minimum-energy-effic ency-standard-land crd-guidar ce).

Energy rating and score

This property's energy rating is D.