

# KEATES

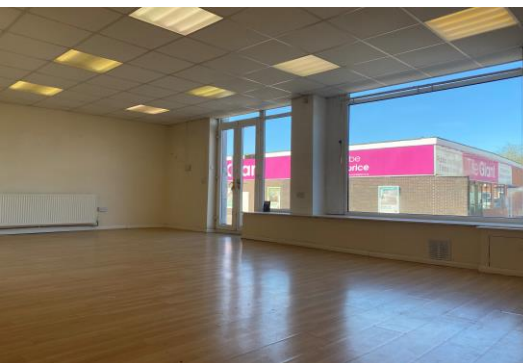
sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **A mixed Use Investment Property**
- **Shop, Lock up & Two Flats**
- **EPCS: Flats Band E Ratings 40/41. Commercial Band E Rating 102**
- **Potential Income £16,020 per annum**
- **Current Income £10,620**
- **Ask an adviser to book your viewing**



**10-14, Baptist Street**  
Stoke-On-Trent, ST6 3EU

**£139,950**

## Description

A mixed use commercial and residential investment opportunity comprising of ground floor retail unit, lock-up shop and two flats to the first floor. Majority let with ground floor shop empty. Potential Income £16,020 per annum. Current passing rental £10,620 per annum.

## Ground Floor

### Shop

**Retail Space** 19' 10" x 26' 8" (6.04m x 8.12m)

*Maximum*

With laminate floor, radiator times two, large shop frontage window, suspended ceiling, power points, telephone point, alarm.

**Office** 10' 3" x 17' 1" (3.13m x 5.20m)

With carpeted floor, radiator, power points, boiler, door to rear.

**Kitchen** 7' 5" x 8' 10" (2.26m x 2.68m)

Fitted kitchen with cream base units. Wood effect surfaces over. Part tiled walls and wood effect floor.

Includes radiator, power points, extractor fan.

**WC** 4' 2" x 5' 2" (1.26m x 1.57m)

Fitted suite in white with WC and pedestal basin, part tiled walls and wood effect vinyl floor. Includes extractor fan

### Rental

Asking Rental £5400.00 per annum

### Lock Up

The lock up in the past had planning permission for conversion to residential that has now elapsed. Currently leases for £190.00 for 6 years with an annual break clause.

**Storage** 56' 2" x 10' 5" (17.11m x 3.18m)

With concrete floor, double doors to front and electric power and lighting.

**Wc** 6' 2" x 3' 11" (1.88m x 1.20m)

Fitted suite in white with WC, basin, part tiled walls and vinyl floor.

### Rental

£190.00 PCM six year lease with annual break.

## First Floor

### Flat 1

A one bedroom self-contained flat currently rented at £340 per calendar month. Accommodation comprises hall, living room, kitchen, bedroom and bathroom

### Hallway

With carpeted floor, door to landing, fitted smoke alarm.

**Living Room** 12' 1" x 12' 4" (3.68m x 3.77m)

With carpeted floor, Electric heater, Power Point, aerial point. Open Plan onto kitchen

**Kitchen** 10' 7" x 6' 1" (3.23m x 1.86m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and lino floor. Includes integrated cooker hob and extractor hood, power points, washer point.

**Bathroom** 6' 1" x 8' 10" (1.86m x 2.68m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with Electric shower. Includes electrical heater and extractor fan.

**Bedroom 1** 7' 3" x 12' 3" (2.22m x 3.74m)

With carpeted floor, electric heater, power points, built-in cupboards.

### Flat 2

A one bedroom self-contained flat currently rented for £355 per calendar month. Accommodation comprises open plan kitchen living room, bedroom, bathroom.

**Living Room** 11' 8" x 13' 4" (3.56m x 4.06m)

With carpeted floor, electric heater, two windows to front, power points and aerial point.

**Kitchen** 13' 4" x 6' 8" (4.06m x 2.04m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes washer point, power points, integrated cooker hob and extractor hood

**Bedroom** 8' 2" x 18' 1" (2.48m x 5.50m)

With carpeted floor, Electric heater, power points

**Bathroom** 5' 8" x 9' 1" (1.72m x 2.77m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower, part tiled walls and vinyl floor. Includes electric heater and extractor fan

## 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.

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 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**

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)

10-14 Baptist Street  
STOKE-ON-TRENT  
ST6 3EU

Energy rating

E

Valid until

31 January 2027

Certificate number

9904-3049-0639-0200-0825

## Property type

A1/A2 Retail and Financial/Professional services

## Total floor area

140 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is E.