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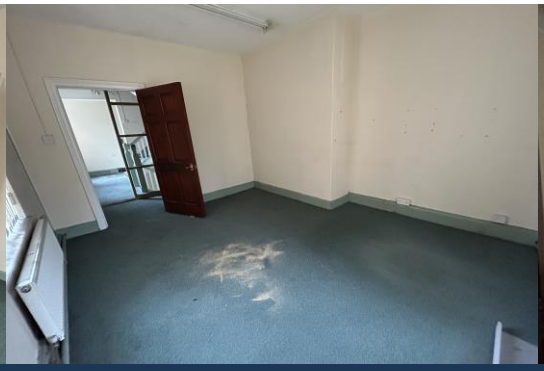
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Prominently Located Office Premises**
- **Total NIA 2622 Sq Ft / 243 sq m**
- **Finance Available Subject to Status**
- **May Suit Conversion to HMO**
- **EPC Band E, Rating 108**
- **No Option to Tax**







22 Market Place, Burslem

Stoke-On-Trent, ST6 4AT

£175,000

Description
Large, prominently-located three-storey property of brick and tile construction, with a pitched, tiled roof over and double glazed windows. The property was previously in use as an office and premises by Stevens Solicitors and may suit conversion to an HMO with several rooms on each floor, subject to planning.

Location
The property is located in Burslem, one of the Five Towns that make up the City of Stoke on Trent, which benefits from a resident population of around 250,000 and a catchment population of 400,000. Access to the motorway network is via junctions 15 & 16 of the M6, both located off the A500

Planning
The property was previously in use as offices, but would suit a variety of uses, subject to planning and change of use.

Services
Gas, Electric, Water and Mains Drainage are all assumed to be connected. Purchasers are advised to make their own enquiries.

Business Rates
The 2026 Rateable Value is £7,700. Potential purchasers are advised to make their own enquiries.

GROUND FLOOR *Total Area 815 sq ft / 75 sq m*

Room 1 *318 sq ft / 29 sq m*

Room 2 *288 sq ft / 26 sq m*

WCS *47 SQ FT / 4 SQ M*

Room 3 *162 SQ FT / 15 SQ M*

1st FLOOR *Total Area 788 SQ FT / 73 SQ M*

Room 4 *146 SQ FT / 13 SQ M*

Room 5 *159 SQ FT / 14 SQ M*

Room 6 *150 SQ FT / 14 SQ M*

Room 7 *262 SQ FT / 24 SQ M*

Room 8 *71 SQ FT / 6 SQ M*

2nd FLOOR *Total Area 1019 SQ FT / 94 SQ M*

Room 9 *198 SQ FT / 18 SQ M*

Room 10 *127 SQ FT / 11 SQ M*

Room 11 *234 SQ FT / 21 SQ M*

Room 12 *460 SQ FT / 42 SQ M*

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.

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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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Energy performance certificate (EPC)

22 Market Place Burslem STOKE-ON-TRENT ST6 4AT	Energy rating **E**	Valid until:	**24 April 2033**
		Certificate number:	**4023-5443-3204-2163-7815**

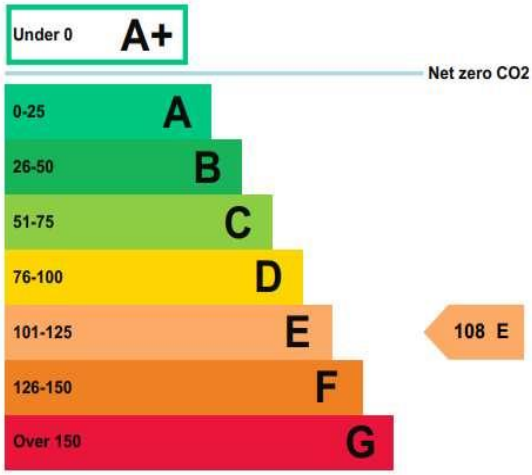
Property type	Offices and Workshop Businesses
Total floor area	334 square metres

Rules on letting this property

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

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:

If newly built	26 B
If typical of the existing stock	103 E