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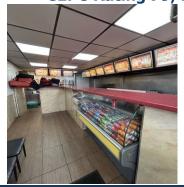
84 Church Street Stoke-on-Trent ST4 1BS

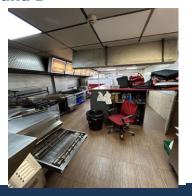
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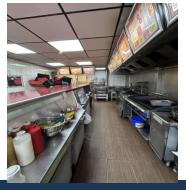
- Fully Let Commercial Investment
- Hot Food Takeaway with Accommodation Over

CEPC Rating 79, Band D





- Annual Rent £12,000
- 6 Year Lease Starting 2023
- Ask an Adviser to Book Your Viewing





Description

A fully let commercial investment property with a passing rental of £12,000 per annum. The property is in a prominent town-centre location, and is currently occupied by a hot food takeaway on a six year lease beginning 02/02/23. Accommodation comprises takeaway sales and prep areas and two walk-in freezers at ground floor level, with two bedrooms, a utility area and shower room to the first floor.

Location

The Property is located on a busy road of mixed residential and commercial use, with a Murco petrol station opposite, and other local shops nearby.

Rating

According to the Valuation Office Website, the Rateable Value for the takeaway is £3,500 as of the 2023 rating list.

Ground Floor

Sales Area 14' 4" x 24' 2" (4.37m x 7.36m) With sales counter, fitted display unit, metal cooker, grill and fryer, suspended ceiling with inset lighting, and tiled flooring.

Back Room 7' 6" x 8' 2" (2.29m x 2.49m) With doors leading to two walk-in freezers and a food preparation room.

Food Preparation Room *25' 10" x 6' 10" (7.87m x 2.08m)*

With wipe-clean metal worktops, sink and drainer, plus tiled walls and flooring.

Walk-in Freezer 1 4' 10" x 8' 4" (1.48m x 2.53m)

Walk-in Freezer 2 4'2" x 7'6" (1.27m x 2.28m)

First Floor

Bedroom 1 14'8" x 11'0" (4.48m x 3.35m) With radiator, laminate flooring and cupboard with gas boiler.

Bedroom 2 9' 2" x 12' 0" (2.79m x 3.65m) With radiator and laminated flooring.

Utility Room 6' 1" x 7' 11" (1.86m x 2.42m)
Base units with metal sink and drainer, radiator, and laminate flooring.

Shower Room 3' 0" x 8' 1" (0.92m x 2.46m) With shower cubicle, pedestal washbasin, low-level W.C. and tiled walls and flooring.

Leases and Income

The entire building is let on a six year lease, beginning 2nd February 2023, at a rental of £12,000 per annum.

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.

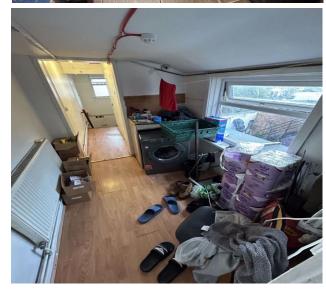












Equipment and Apparatus

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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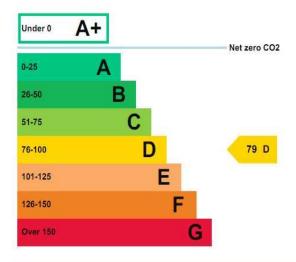


Rules on letting this property

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

Energy rating and score

This property's energy rating is D.



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.