

KEATES

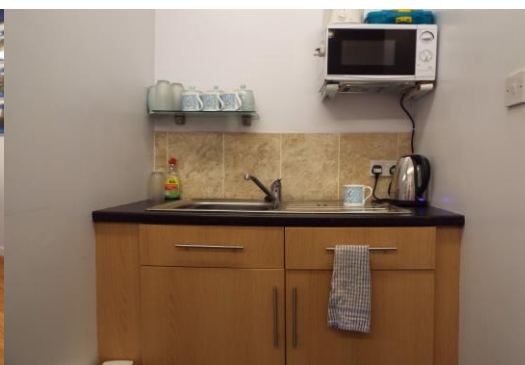
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Prominent Retail/Office Premises
- Parking for Two Cars
- EPC Band E, Rating 113
- Retail Area Approx 27sqm
- Recently Modernised, Electric Heated
- Ask an adviser to book your viewing



66 High Street, Cheadle
Stoke-On-Trent, ST10 1AJ

Monthly Rental Of
£500

Description

A ground floor retail premises in a prominent High Street position in the Market Town of Cheadle. This modernised retail unit comprises retail space kitchenette and WC. Benefiting from electric heating, suspended ceiling and parking for two cars at the rear.

Retail/ Office Area *13' 11" x 21' 4" (4.23m x 6.51m)*

With part wood laminate floor part carpeted floor, electric heaters, Internet point, Power Points and lighting.

Kitchen

Fitted Kitchen with base units in pale wood, Granite effect surfaces over and splash back tiling. Includes power points.

WC *6' 4" x 5' 5" (1.92m x 1.64m)*

With basin and WC in white, part carpeted part vinyl floor, includes extractor fan .

Outside

At the rear is allocated parking for two cars.

Lease Terms & Rental

With an initial rental of £6,000 per annum, exclusive of the bills. The lease will be internal repairs and insurance (IRI). Other terms of the lease are open to negotiation.

Planning

We recommend that all interested parties make their own enquiries with the local authority in order to satisfy themselves that their proposed use is authorised.

Services

It is understood that mains electric and water are connected.

Rateable Value

From sight of the valuation office website we understood the rateable value is £5200.



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 Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy Performance Certificate

Non-Domestic Building



66 High Street
Cheadle
STOKE-ON-TRENT
ST10 1AJ

Certificate Reference Number:
0550-0336-5469-9525-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 113 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	106
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	123.03
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
75	If typical of the existing stock