

**STOKE**

84 Church Street  
Stoke on Trent  
ST4 1BS

**01782 847083**

**CHEADLE**

66 High Street  
Cheadle  
ST10 1AJ

**01538 753177**



- **Three Storey Former Nightclub Part Converted to Apartments**
- **Potential for Conversion with 17 Apartments & Extension with 6**
- **Close to Burslem's Historic Town Centre**
- **Schedule of Apartments Available on Request**
- **Commercial Energy Performance Band C,**

**4, 6, 8, Waterloo Road**  
Stoke-On-Trent, ST6 2JB

**£320,000**

## Description

A three storey former nightclub building situated on the main road just outside Burslem Town centre which has been partially converted into residential units with potential for a total of 17 apartments by way of conversion and a further 6 by adding an extension.

Amenity and parking land may be available for purchase by negotiation with adjoining owners or via the vendor. The roof of the building has been re-covered in recent years.

Schedule of apartments as shown on the vendor's proposals-

6 x 3 bedrooms

9 x 2 bedrooms

8 x 1 bedroom (6 new build)

Offers are invited on a subject to planning or unconditional basis and title information/historic searches including coal mining report are available on request.

## 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

## 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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Registered Office: DPC House, Vernon Road, Stoke on Trent, Staffordshire, ST4 2QY Company No. 4918162



## Our Services

### 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**

### 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.



Keates Hulme



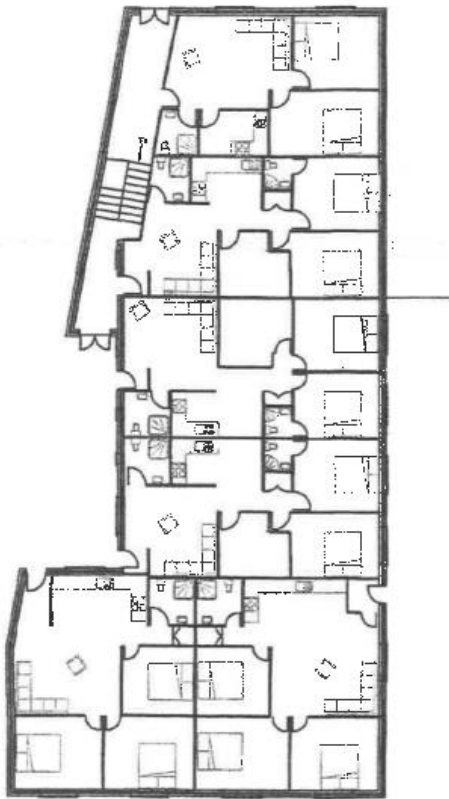
[www.keateshulme.co.uk](http://www.keateshulme.co.uk)



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## Proposed Plans

GROUND FLOOR

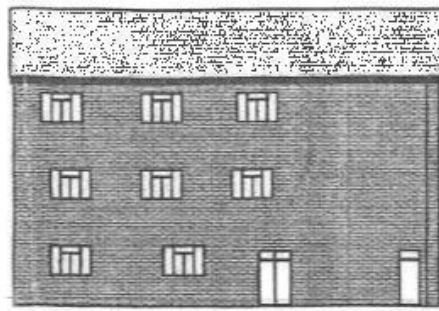


FIRST FLOOR

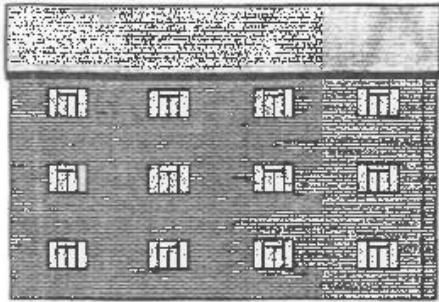


SECOND FLOOR





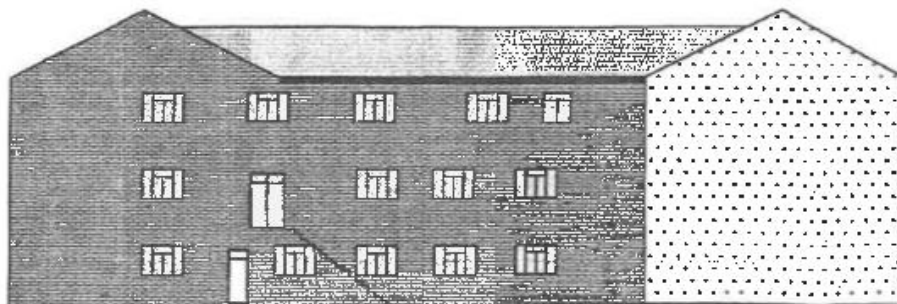
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



# Energy Performance Certificate

## Non-Domestic Building



Heaven & Hell  
6 Waterloo Road  
STOKE-ON-TRENT  
ST6 3ES

**Certificate Reference Number:**  
0180-0132-6569-1129-6096

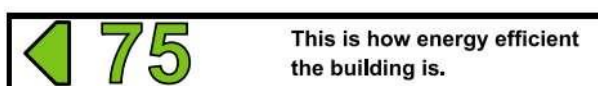
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	661
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	177.09
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

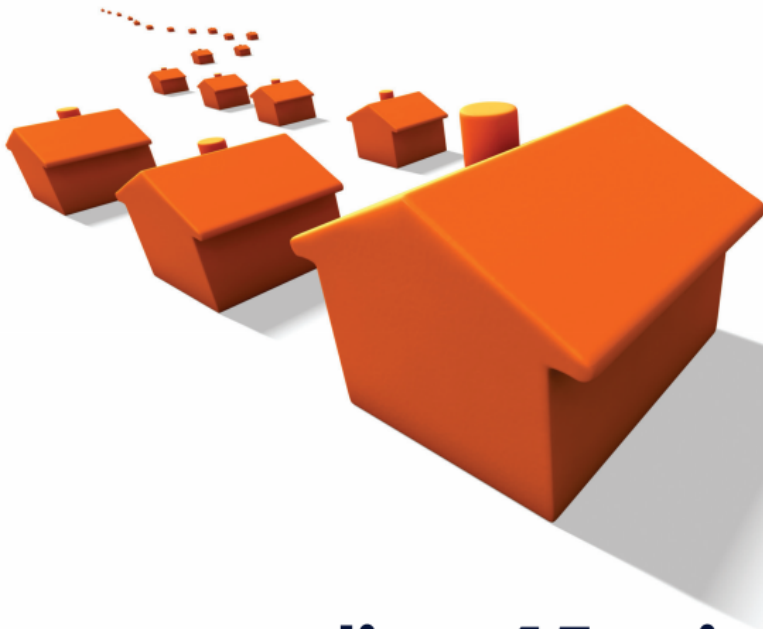
31	If newly built
82	If typical of the existing stock



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**Call:** 01782 847083 option 1  
**Visit us:** 69 The Strand, Longton  
Stoke On Trent, ST3 2NS  
**Online:** [www.mortgageadvicebureau.com/stoke](http://www.mortgageadvicebureau.com/stoke)

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