

STOKE

84 Church Street
Stoke on Trent
ST4 1BS

01782 847083

CHEADLE

66 High Street
Cheadle
ST10 1AJ

01538 753177



- **Mixed Use Investment Opportunity**
- **Three Pre-Let Flats, Combined Income £770 pcm**
- **Separate EPCs for Shop & Flats**
- **Vacant Shop Unit (Formerly A Beauty Salon)**
- **Town Centre Location**
- **Please Ask One of Our Advisors For Further Details**

4-6 High Street, Cheadle
Stoke-On-Trent, ST10 1AF

£225,000

Description

A mixed-use investment property on the main shopping street of the market town of Cheadle. The property comprises a two-storey shop unit, currently vacant but previously in use as a beauty salon, and three pre-let flats, with a combined rental income of £770 pcm.

Shop Unit

Ground Floor

Main Shop / Reception Area 22.63 sq m (244 sq ft)

Treatment Room 6.16 (66 sq ft)

Treatment Room 5.75 sq m (62 sq ft)

Store Room 1.97 sq m (21 sq ft)

Treatment Room 4.27 sq ft (46 sq m)

Treatment Room 9.7 sq m (104 sq ft)

Treatment Room 6.16 (66 sq ft)

Kitchen 8.6 sq m (93 sq ft)

Treatment Room 4.5 sq m (48 sq m)

W.C.

Treatment Room 4.5 sq m (48 sq m)

First Floor

Sauna 8.53 sq m (92 sq ft)

Treatment Room 6.89 sq m (74 sq ft)

Reception Area / Vestibule 11.13 sq m (120 sq ft)

Treatment Room 7.97 sq m (86 sq ft)

Treatment Room 4.98 sq m (53 sq ft)

Flat 1

A two bedroom flat, currently let at £300 pcm. The tenant has been in occupation since 9/5/16, and is on an Assured Shorthold agreement which expires 8/9/17

Flat 3

A bedsit flat, currently let at £220 pcm. The tenant has been in occupation since 17/2/07, and is on a Statutory Periodic tenancy.

Flat 4

A one bed flat, currently let at £250 pcm. The tenant has been in occupation since 2/4/05, and is on a Statutory Periodic tenancy.

Rating Assessment

The Rateable Value for the premises is £10,000 for 2017.

Services

We understand that all mains, electricity, gas and water services are available to the premises. Potential lessees are advised to make their own enquiries to the relevant utility suppliers.

V.A.T.

All prices are quoted exclusive of, but may include, VAT.

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.

Keates Hulme 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 Hulme 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 Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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



@KeatesHulme

Energy Performance Certificate

Non-Domestic Building



Secrets Beauty Salon
4-6 High Street
Cheadle
STOKE-ON-TRENT
ST10 1AF

Certificate Reference Number:

0339-3070-0219-0290-7791

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... 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

◀ **101**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 179
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

72 If typical of the existing stock

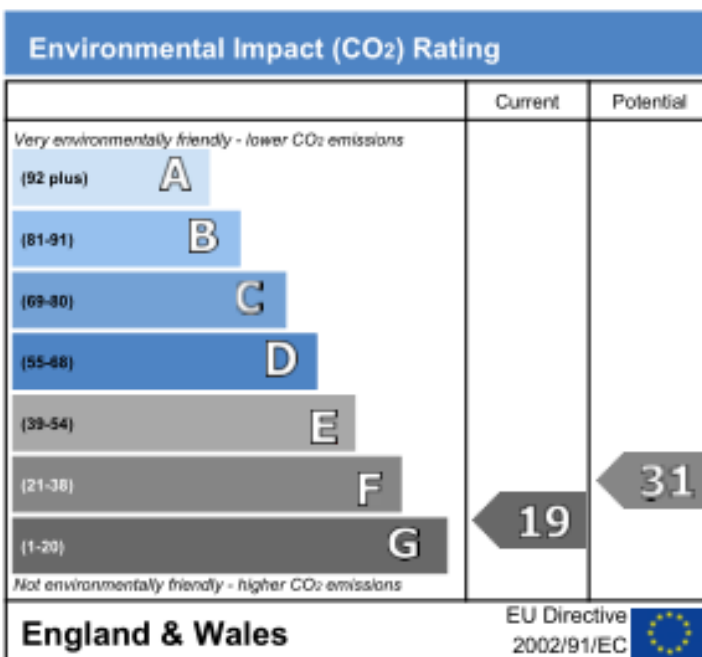
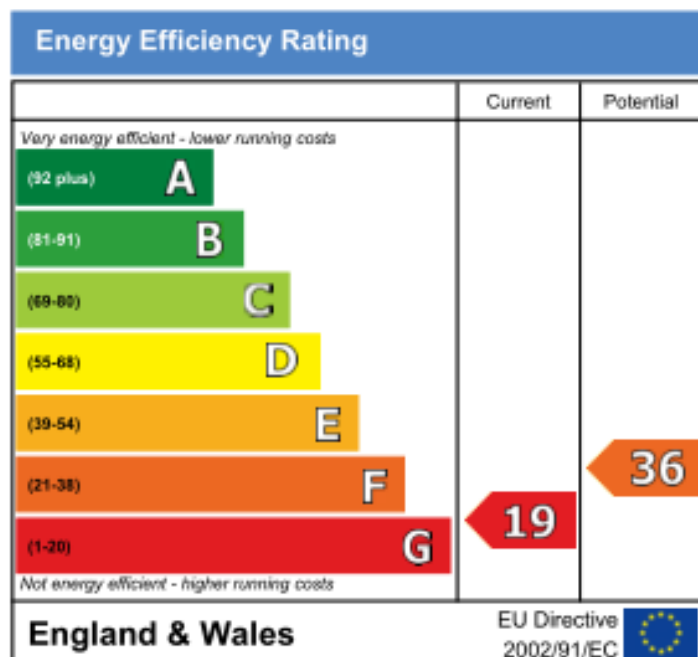
Energy Performance Certificate



Flat 1 Above,
4-6, High Street,
Cheadle,
STOKE-ON-TRENT,
ST10 1AF

Dwelling type: Mid-floor flat
Date of assessment: 22 May 2009
Date of certificate: 26 May 2009
Reference number: 0263-2822-6758-0321-5111
Total floor area: 48 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	1028 kWh/m ² per year	780 kWh/m ² per year
Carbon dioxide emissions	7.4 tonnes per year	5.6 tonnes per year
Lighting	£49 per year	£25 per year
Heating	£809 per year	£599 per year
Hot water	£249 per year	£173 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

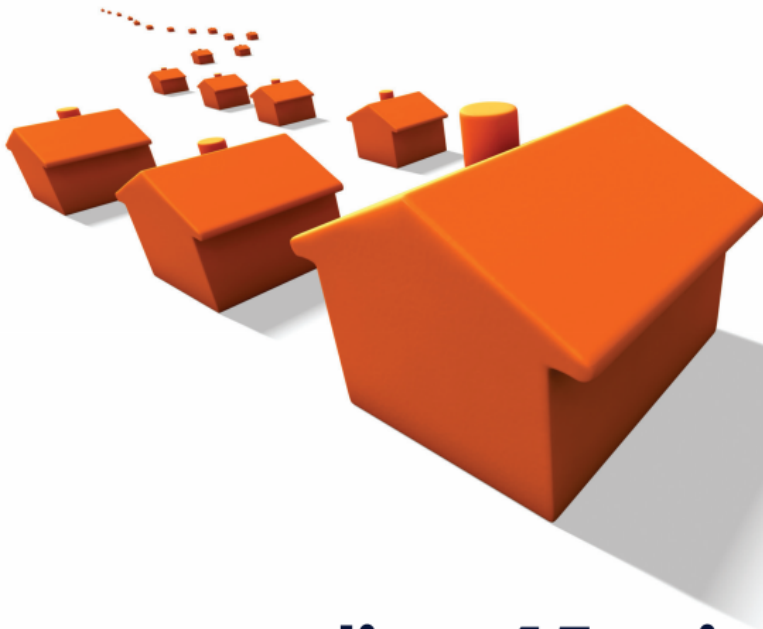
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



**Mortgage
Advice Bureau**

Doing what's right for you

Search 1,000s of mortgages...



- ✓ Moving home
- ✓ First time buyers
- ✓ Remortgage
- ✓ Buy to let
- ✓ Overseas purchase

by spending 15 minutes talking to 1 adviser

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Over 700 high street offices nationwide

MAB 5072