



- Investment or Business or Conversion to House
- Reservation Fee Applicable
- Shop EPC Band G, Rating 177. Flat, D 67
- May suite conversion to a house subject to planning
- Subject to an Undisclosed Reserve Price
- For Sale By Auction - T & Cs Apply



29 Mow Cop Road, Mow Cop
Stoke-On-Trent, ST7 4LZ

Guide Price
£145,000

Description

For sale by Modern Method of Auction: Starting Bid Price £145,000 plus Reservation Fees. For sale: Business Premises and Income Producing Flat: Sold as a convenience store with floor flat over that is previously let for at £3900 per annum. The property is in need of some updating and the business could be improved with investment and diversification given part of the ground floor is not used. The store could potentially be extended or a small unit let out separately. The business benefits from being a national lottery supplier. To view our auction properties, go to our website at www.keateshulme.co.uk and click 'auction'. This property is for sale by The West Midlands Property Auction powered by iam-sold.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by "West Midlands Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID – Contact "Keates Hulme" or visit: keateshulme.iam-sold.co.uk

Retail Premises 19' 3" x 20' 6" (5.86m x 6.24m) Max Dimension

Fully fitted operating shop with counter and shelving. Tiled floor. Retail area approximately 20 m².

Office 10' 6" x 14' 10" (3.20m x 4.51m)

With carpeted floor, Power Points, telephone point, fitted log burning stove and Store-cupboard.

Hallway

With quarry tiled floor, PVCu door to front

Retail Unit 9' 10" x 12' 0" (3.00m x 3.65m)

Suitable to lease and currently vacant. With vinyl floor, Power Point. Shared facilities kitchen and WC.

Kitchen 12' 11" x 7' 2" (3.93m x 2.18m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and oven. Power Points.

Toilet 2' 7" x 5' 5" (.79m x 1.64m)

White WC, quarry tiled floor, half tiled walls.

First Floor Self Contained Flat

Entrance Hall

Tiled floor with stairs off.

Living Room 10' 4" x 11' 3" (3.14m x 3.44m)

With carpeted floor, radiator, Power Point, feature hearth with Open fire.

Kitchen 6' 10" x 11' 6" (2.08m x 3.50m)

Fitted kitchen with white base units granite effect surfaces over. Part tiled walls. Includes radiator, washer point, Power Point.

Bathroom 6' 10" x 10' 6" (2.08m x 3.19m) Max

Fitted bathroom suite with white WC, paneled bath, and pedestal basin. Part tiled walls and wooden floor. Includes built-in cupboards

Bedroom 1 11' 4" x 10' 1" (3.46m x 3.07m)

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a block paved frontage with raised gravelled borders and mature shrubs leading to a side paved patio seating area.

Viewings

To View this, or any other of our properties, please call **01782 413580**.

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.

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'Your Property in Safe Hands'

Energy Performance Certificate

Non-Domestic Building



Castle Stores & News
29 Mow Cop Road
Mow Cop
STOKE-ON-TRENT
ST7 4LZ

Certificate Reference Number:
0240-0937-5229-0804-7006

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

◀ 177

This is how energy efficient the building is.

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 68 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 185.09 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

| | |
|-----|----------------------------------|
| 43 | If newly built |
| 115 | If typical of the existing stock |