



- **Mixed Use Investment Property**
- **Close to the university**
- **Modernised apartment plus Development opportunity**
- **EPC Band E, Rating 49**
- **Commercial EPC Band E, Rating 118**
- **Ask an Adviser for further details**



**6A & 6B, Seaford Street**  
Stoke-On-Trent, ST4 2EU

**£185,000**

## Description

A rare opportunity to purchase a retail unit and student accommodation with rear store suitable for conversion to student accommodation subject to planning consent. The property comprises a ground floor retail unit, kitchen, toilet, two offices and a large rear store room. To the first and second floor is a self-contained and modernised five-bedroom student apartment. Comprising Hall, landing, living room, kitchen, bathroom and three bedrooms with a roof garden to the first floor with two bedrooms and a bathroom to the second floor.

## Retail Unit

### **Retail Space** 39' 5" x 9' 1" (12.02m x 2.77m)

Laminate floor, radiator, power points, Fire point, telephone point door to front.

### **Office** 7' 3" x 19' 11" (2.22m x 6.08m)

Laminate floor, radiator, PowerPoint

### **Office** 8' 8" x 7' 7" (2.65m x 2.31m)

Laminate floor, radiator, PowerPoint

### **Office** 7' 7" x 6' 6" (2.31m x 1.99m)

Laminate floor, power points.

### **Kitchen** 5' 7" x 5' 4" (1.71m x 1.63m)

Pale wood wall and base units with granite effect surfaces over. Part tiled walls and tiled floor. Includes PowerPoint

### **Toilet** 5' 10" x 6' 6" (1.79m x 1.98m)

With white WC and basin, half tiled walls and tiled floor. Includes extractor and radiator.

### **Store Room** 39' 2" x 16' 2" (11.94m x 4.93m)

### **Store Room** 12' 4" x 20' 1" (3.77m x 6.12m)

## Student Accommodation

### **Hall**

PVCu door, radiator, spiral staircase

## First Floor

### **Landing**

Radiator, PowerPoint, laminate floor

### **Living Room** 15' 6" x 10' 11" (4.73m x 3.32m)

Laminate floor, radiator, power points, in set spotlights, patio doors first floor roof garden.

### **Kitchen** 10' 3" x 9' 5" (3.12m x 2.86m)

Modern fitted kitchen with pale wood wall and base units, granite effect surfaces is over. Part tiled walls and floor tiled floor. Includes integrated cooker hob and extractor. PowerPoint, inset spot lighting.

### **Bedroom 1** 12' 10" x 6' 2" (3.90m x 1.89m)

With radiator, PowerPoint, laminate floor, patio door.

### **Bedroom 2** 10' 6" x 9' 1" (3.20m x 2.77m)

With radiator, PowerPoint, laminate floor.

### **Bedroom 3** 12' 5" x 9' 4" (3.78m x 2.85m)

Laminate floor, radiator, PowerPoint

### **Bathroom** 9' 3" x 5' 8" (2.82m x 1.72m)

White suite with basin, WC, enclosed shower cubicle with electric shower. Half tiled walls and tiled floor includes radiator and extractor.

## Second Floor

### **Landing**

laminate floor, PowerPoint

### **Bedroom 4** 10' 11" x 7' 5" (3.33m x 2.27m)

With laminate floor, radiator, PowerPoint

### **Bedroom 5** 13' 6" x 7' 6" (4.12m x 2.29m)

With laminate floor, radiator, PowerPoint

### **Bathroom** 9' 7" x 9' 2" (2.91m x 2.79m)

White suite with pedestal basin, WC, panelled bath with electric shower over. Half tiled walls and fully tiled floor. Includes extractor and radiator

## Outside

to the first floor apartment is an outdoor paved seating area situated off the living room.

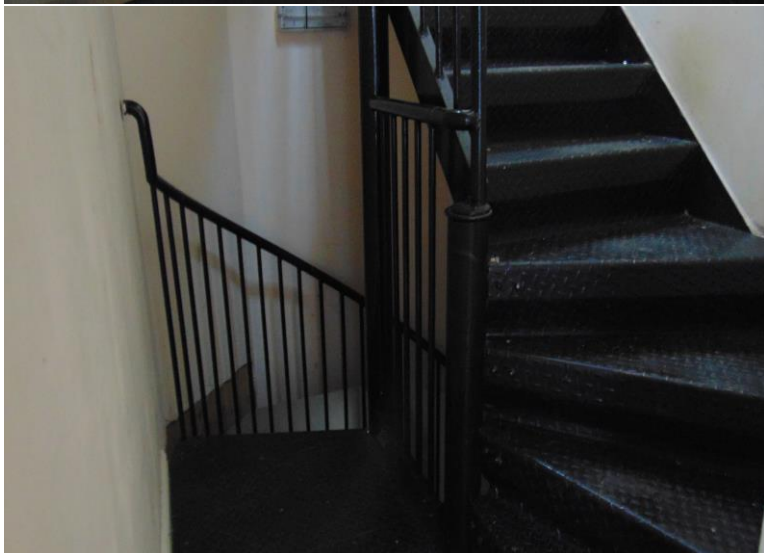
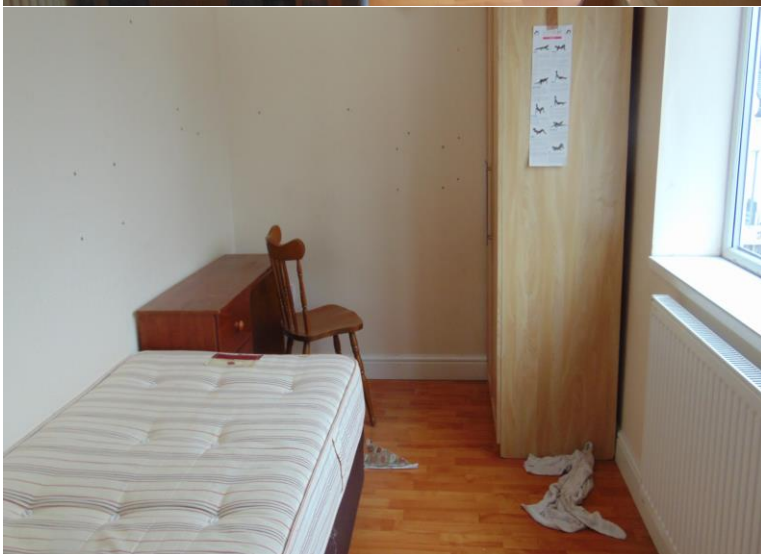
## Viewings

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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# Energy Performance Certificate

6b, Seaford Street, STOKE-ON-TRENT, ST4 2EU

**Dwelling type:** Ground-floor maisonette  
**Date of assessment:** 31 March 2017  
**Date of certificate:** 04 April 2017

**Reference number:** 0701-2809-7476-9273-5261  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 125 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

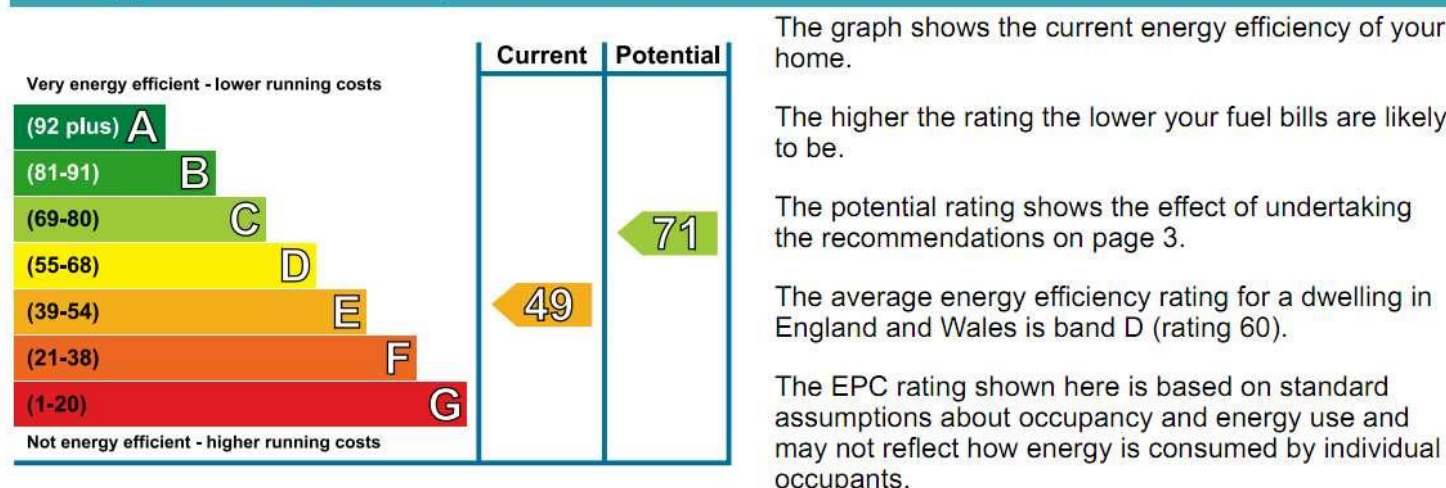
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,178</b>
<b>Over 3 years you could save</b>	<b>£ 2,298</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 237 over 3 years	
Heating	£ 4,491 over 3 years	£ 2,307 over 3 years	
Hot Water	£ 333 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 5,178</b>	<b>£ 2,880</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 378	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,698	✓
3 Low energy lighting for all fixed outlets	£30	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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