

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Modernised Retail / Office Unit
- Net Internal Area: 51.09 sq m / 550 sq ft
- Electric Heating, Double Glazing
- Burslem Town Centre
- Kitchen Area, Outside Office, Shared WCs
- Commercial Energy Performance Band C,



4 William Clowes Street, Burslem
Stoke-On-Trent, ST6 3AP

Annual Rental Of
£6,500

Description

Modernised retail/office unit, situated in Burslem town centre. The surrounding area is of mixed retail and residential use, with Burslem School of Art close by. The unit benefits from wall mounted warm air blower heaters, double glazing, electricity, hot and cold water and mains drainage, and comprises a retail/office space, kitchen, outside office/store and shared outside WCs. The property is to be let on an IRI lease, with flexible terms available.

SITUATION

The property is situated on William Clowes Street, off St John's Square in Burslem Town Centre.

LOCATION

The surrounding area is of mixed retail and residential use, with Burslem School of Art close by.

ACCOMMODATION

Shared Entrance

Retail / Office Area *51.09 sq m*

With electric warm air heater, fire alarm, double glazed window, power points, cable trunking, fluorescent tube lighting, plastered and painted walls and carpeted flooring.

Kitchen *3.46 sq m*

With kitchen base unit, single stainless steel sink and drainer, hot water heater and tiled splash backs.

NET INTERNAL AREA *54.55 sq m*

Outside

Shared W.Cs

Office / Store *5.7 sq m*

With double glazed door and window, painted and plastered walls and electric wall heater.

PARKING

Parking is available on surrounding roads.

SERVICES

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

RATING ASSESSMENT

May qualify for Small Business Rates Relief. Potential lessees are advised to make their own enquiries to Stoke City Council.

PLANNING

Currently designated A2 use class. Potential lessees are advised to make their own enquiries to Stoke City Council.

TERMS

Internal Repairing and Insuring Lease. Flexible terms available.

V.A.T

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

Declaration of Interest

This property is owned or leased by a member of staff or a director of the company. Keates hereby discloses this to you as 'best practice' procedure.



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's 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



4 William Clowes Street
STOKE-ON-TRENT
ST6 3AP

Certificate Reference Number:
0770-0637-9349-5697-8006

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

◀ **62**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 64
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67.18

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.