



- Shop and Flat for Sale
- Potential Income £690 pcm
- Ask an adviser for further details
- Main Road Location
- EPC's Band D, Rating 61, Rating 80



80 Victoria Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2JX

£89,950

Description

Investment property for sale on busy main road. The property comprises a former post office and a first floor flat. Comprises: Retail unit, office, kitchen and WC to the ground floor. To the first floor is a self-contained one bedroom flat with double glazing and gas central heating which comprises bathroom, kitchen, living room and bedroom. To the outside is an enclosed yard with pedestrian access and brick built store.

Retail Unit

Shop 12' 5" x 14' 8" (3.78m x 4.46m)

With carpeted floor, Power Point, telephone point, radiator. Fitted post office counter.

Office 13' 0" x 10' 8" (3.97m x 3.24m)

With carpeted floor, Power Point, radiator, telephone point, counter and fitted safe.

Kitchen 9' 3" x 6' 11" (2.83m x 2.11m)

With vinyl floor, Power Point, fitted sink and base unit. Door to rear

Wc/ Washroom 4' 0" x 6' 11" (1.21m x 2.11m)

Fitted bathroom suite in white with basin and WC. Vinyl floor, radiator.

First Floor Flat

Hall

laminated floor, PVCu door.

Kitchen 7' 0" x 10' 3" (2.13m x 3.13m)

Modern fitted kitchen with white wall and base units grey granite effect surfaces over. Part tiled walls and wood effect laminated floor. Includes integrated cooker hob and extractor hood, washing machine and fridge freezer. Open Plan onto living room.

Bathroom 4' 1" x 7' 0" (1.24m x 2.14m)

Fitted bathroom suite in white with WC, pedestal basin and fitted shower cubicle with combination shower. Part tiled walls and laminated floor. Includes radiator.

Living Room 17' 10" x 13' 0" (5.44m x 3.96m) Max

with carpeted floor, radiator, Power Point and patio doors onto staircase

Bedroom 8' 8" x 11' 1" (2.63m x 3.37m)

With carpeted floor, radiator, Power Point and built-in wardrobes.

Outside

Paved yard with brick built store.

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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Homebuyer Reports

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Energy Performance Certificate

Non-Domestic Building



Post Office
80 Victoria Road
STOKE-ON-TRENT
ST4 2JX

Certificate Reference Number:
0070-0435-7809-4571-9006

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

80

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	39
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	118.16
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

69

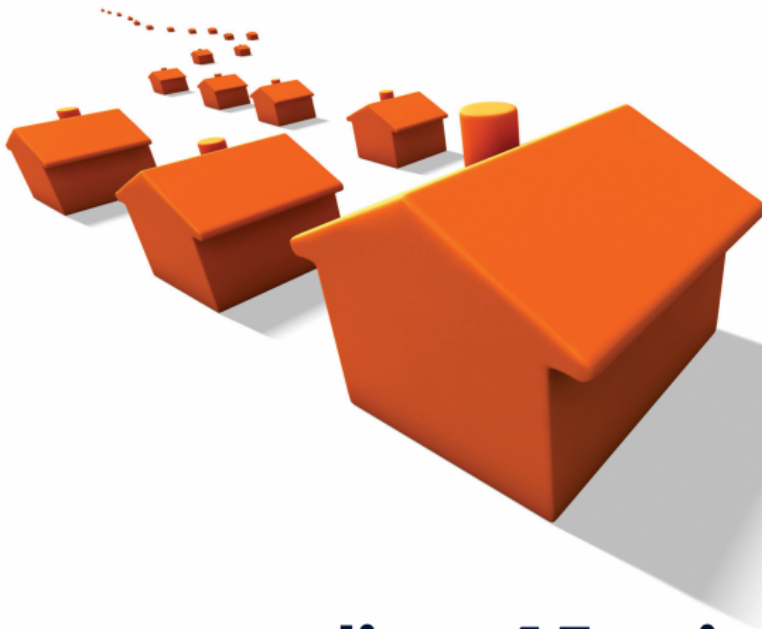
If typical of the existing stock



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