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84 Church Street
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- Mixed Use investment Property
- Consisting of six flats and a retail unit
- CEPC'S Band C Ratings 73 & 67
- Potential Rental Income £49,800 pa
- Ground Floor empty and may suit owner occupier
- Ask an adviser to book your viewing



The Raven, Elder Road
Stoke-On-Trent, ST6 2JF

£475,000

Description

A mixed use commercial investment property consisting of six flats and a retail unit. This mixed use property has been modernised in recent years and benefits from car parking for seven vehicles, double glazing and electric heating throughout. The retail premises are currently empty and could be split. All the flats are occupied with a current rental role of £2525 per calendar month with scope to improve to circa £2900. The retail unit would lease for £15,000 per annum. Therefore, a potential rental income of £49,800 per annum.

Area (Commercial Premises)

Circle 135 m². Approximately 1455 ft.².

Location

The property is located off the A53 and opposite Cobridge Community Health Centre. Nearby occupiers include Freshways Supermarket, Honda & Mercedes with the property being close to Festival Park.

Retail Unit1 *Approx 41 m²/439 ft.²*

Open plan retail space. With electric heating, Power Point, double glazing. Kitchenette: with white wall and base units marble effect surfaces over. Tile effect floor. Power point WC: fitted suite in white with basin and WC, tiled floor

Retail Unit 2 *Approx 94.5 m² circa 1016 ft.²*

Retail/office: with carpet floor, PowerPoint, electric heater heaters. Kitchenette: with white wall and base units marble effect surfaces over. Tile effect floor. Power Point WC: fitted suite in white with basin and WC, tiled floor

Planning

Formerly a pharmacy classed as Shop & Premises. All prospective purchasers should make appropriate enquiries with a local authority for usage.

Upper floors

Above the Former pharmacy are six flats. These are accessed from the car park. All the flats are currently rented, electrically heated and double glazed throughout. The property was modernised circa 2017.

Flats

Flat 1: One bedroom self-contained flat currently rented for £415 per calendar month.

Flat 2: A one bedroom studio flat currently rented for £425 per calendar month.

Flat 3: A one bedroom self-contained flat currently rented for £420 per calendar month.

Flat 4: A one bedroom studio flat currently rented for £415 per calendar month.

Flat 5: A one bedroom studio flat currently rented for £425 per calendar month.

Flat 6: A one bedroom self-contained flat currently rented for £425 per calendar month.

All flats are let on AST's.

EPCs for the flats

Flat 1: Band C Rating 70

Flat 2: Band D Rating 66

Flat 3: Band D Rating 63

Flat 4: Band D Rating 65

Flat 5: Band D Rating 65

Flat 6: Band C Rating 69

Outside

To the side of the property is a tarmac car park suitable for parking seven cars leading to a side access for the flats.

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

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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

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, 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 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.

Sales

Keates 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!

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Find an energy certificate (/)

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Energy performance certificate (EPC)

Unit 1 The Raven Elder Road STOKE-ON-TRENT ST6 2JF	Energy rating C	Valid until: 5 March 2027
		 Certificate number: 9997-3047-0637-0700-7701
Property type		A1/A2 Retail and Financial/Professional services
Total floor area		110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.