

# KEATES

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84 Church Street  
Stoke-on-Trent  
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- **High Street Retail Unit in Town Centre Location**
- **Ground Floor Retail Area, First and Second Floor Storage**
- **95 sqm / 1028 sqft over Three Storeys**
- **CEPC Rating 71, Band C**



**55 High Street, Cheadle**  
Stoke-On-Trent, ST10 1AN

**£110,000**

## Description

High Street retail unit of 95 sqm / 1028 sqft over three floors. Accommodation comprises retail area, rear lobby and W.Cs at ground floor level, with a further two floors above, currently used for storage purposes.

## Location

The Property is located on a busy road of mixed residential and commercial use, with Greggs, Wetherspoons and various local shops, cafes and takeaways nearby.

## Ground Floor

**Sales Area** 13' 11" x 16' 3" (4.23m x 4.95m) + 9' 1" x 6' 0" (2.78m x 1.82m)

13' 11" x 16' 3" (4.23m x 4.95m) + 9' 1" x 6' 0" (2.78m x 1.82m)

**Rear Lobby** 5' 8" x 6' 0" (1.72m x 1.84m)

**W.Cs** 4' 4" x 5' 0" (1.33m x 1.52m)

## First Floor

**Storage Room 1** 14' 3" x 9' 4" (max.) (4.34m x 2.85m (max.))

**Storage Room 2** 14' 4" x 13' 3" (4.38m x 4.05m)

## Second Floor

**Storage Room 3** 14' 1" x 16' 6" (4.28m x 5.02m)

**Storage Room 4** 9' 2" x 11' 7" (2.8m x 3.52m)

## 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

Keates 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 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 nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### 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 Services

### 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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Need help deciding on a mortgage? Keates 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**

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# Energy performance certificate (EPC)

55 High Street CHEADLE ST10 1AN	Energy rating <b>C</b>	Valid until: <b>10 July 2032</b>
	 Certificate number: <b>6904-7928-7698-9515-4016</b>	

**Property type**

Retail/Financial and Professional Services

**Total floor area**

93 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.