



- **Mixed Use Investment Property**
- **Flat Rented for £530 pcm**
- **Suite a variety of uses subject to planning**
- **Shop rented for £530.75 pa**
- **EPC being renewed**
- **Ask an adviser to book your viewing**



**46 & 46A, Cheadle Road**  
Stoke-On-Trent, ST11 9BX

**Offers in Excess of**  
**£138,000**

## Description

A mixed-use investment property. Currently a ground floor sandwich shop with first floor flat over. Passing income £1060.75 pcm. Ground floor retail premises currently used as a sandwich shop approximately 22 m<sup>2</sup> comprising open plan, kitchen and display space, wc at the rear. Accessed at the rear is a self-contained flat with double glazing and electric heating. Accommodation comprises kitchen and bathroom at ground floor level with two bedrooms in the living room to the first floor.

## Location

Located on Cheadle Road the property is situated close to Blythe Bridge High school. Near by occupiers include Spa.

## Planning

Currently used as cold food takeaway with a flat over.

## Area and Rating

The shop has a current rateable value of £3400 pa and an approximate area of 22 sqm. The flat occupies 38 sqm. Total approximate area 60 sqm.

## Shop

Retail space currently occupying approximately 20sqm with a counter, displays and front seating area.

## WC

Staff toilets approx 1.43 sqm

## Flat

### Ground Floor

#### Kitchen 12' 7" x 5' 2" (3.83m x 1.57m)

Modern fitted kitchen with cream wall and base units granite effect surfaces over. Tile effect floor. Includes cooker point, Washer point, built-in cupboard.

#### Bathroom 5' 3" x 6' 6" (1.61m x 1.97m)

Modern fitted bathroom suite and white with WC, basin and panel bath. Part tiled walls and tile effect floor. Includes electric heater and extractor fan.

### First Floor

#### Landing

With carpeted floor. Stairs off.

#### Living Room 11' 11" x 13' 0" (3.63m x 3.97m)

With carpeted floor, electric heater, feature hearth within inset fire, Power Point, aerial point.

#### Bedroom 1 9' 4" x 5' 3" (2.84m x 1.61m)

With carpeted floor, electric heater, Power Point.

#### Bedroom 2 8' 4" x 11' 9" (2.53m x 3.59m)

With carpeted floor, electric heater, Power Point.

#### Outside

At the rear is a small paved yard with side pedestrian access.

## Leases & Income

The ground floor shop is let for a rental of £530.75 on an IRI basis with the upper floor leased at £530 pcm making a total income of £1060.75 pcm. Annualized at £12,729

## 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.

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