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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Ground Floor Retail Premises
- Double Glazed Central Heated
- CEPC's Band C's Ratings 67 & 73
- Parking for Seven Cars
- Suit a variety of uses
- Ask an adviser to book your viewing



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

Annual Rental Of
£12,000

Description

A ground floor retail unit formally used as a pharmacy that may be split. The unit benefits from side parking, double glazing and electric heating. Located off the A53 in close proximity to Festival this shop and premises would suit a variety of users from Dentists to a small Supermarket. Could be split into two smaller units.

Area

Circa 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.

Planning

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

Business Rates

In the current Rating list the ratable value is £21,750. In the 2026 listing this will be reduced to £21,500.

Unit 1 *Approx 41 m²/439 ft.²*

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

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

Retail/office: with carpet floor, PowerPoint, electric heater heaters. Kitchenette: with white wool and base units marble effect surface is over. Tile effect floor. PowerPoint point WC: fitted suite in white with basin and WC, tiled floor.

Outside

To the side of the property is a Tarmac car park suitable for parking seven vehicles with side access to the building and bin storage area.

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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Applications

If you wish to apply for tenancy you will need to complete an application check with our agency. This is a chargeable service at £100.00 per reference check.

Terms of Tenancy

By negotiation following which heads of terms would be issued.

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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 owner. 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.

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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.