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84 Church Street
Stoke-on-Trent
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- Income Producing Investment
- EPCS D 92,B 33,D 90, B 44 C 67
- For Sale by Modern Auction – T & C's apply
- 4 Retail Units, Workshop, Takeaway and Flat
- Total Income Stream £59,400 p.a
- Subject to Reserve Price, Buyers fees



246-248, Uttoxeter Road
Stoke-On-Trent, ST11 9LY

Guide Price
£575,000

Description

IDEAL INVESTMENT . For sale by Modern Method of Auction: Starting Bid Price £575,000 plus Reservation Fees. Income-producing investment including a retail element comprising garage, micropub, mini market and barbershop, with a bathroom showroom over, an Indian takeaway with a one bed flat over, and a garage workshop. The retail element is of brick and tile, and brick and profile metal construction, and the workshop is of brick and profile metal construction. There are six car parking spaces to the front of the retail element. Total income stream £59,400 p.a. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: keates.iam-sold.co.uk

Location

The property is located on Uttoxeter Road in Blythe Bridge, set in a row of rental units with Blythe Bridge High School opposite and residential housing in close proximity. There is easy access to the A50, which in turn provides access to the M6 via Junctions 15 & 16. The Railway network is easily accessible by way of Blythe Bridge Railway Station.

Services

Mains electrics, water and drainage are connected to the retail units and workshop. No services have been tested by the Agent or the Vendor. Interested parties are advised to make their own enquiries.

VAT

The sale price is not subject to VAT.

Tenure

Available freehold, subject to contract and with the benefit of the existing IRI leases.

Business Rates

Tenants are responsible for paying business rates.

Council Tax

The residential tenants are responsible for payment of council tax.

Planning

We recommend that all interested parties make their own enquiries with the local authority in order to satisfy themselves that the uses are authorised

Tenancy Details

Crossways Garage: Let at £12,000 PA for 6 years from 1st February 2023 on an IRI basis. 248 Uttoxeter Road: Let to Ali Spice at £15,000 PA for 20 years from 17th August 2023 with five-yearly reviews. Includes takeaway and 1bed 1st floor flat. Unit 1, 246 Uttoxeter Road: Let to Crossways Micropub at £9,000 PA for 5 years from 1st July 2023 on an IRI basis Unit 2, 246 Uttoxeter Road: Let to Lara Convenience Store at £6,240 PA for 5 years from 1st April 2023 on an IRI basis. Unit 3, 246 Uttoxeter Road: Let to Izmir Barbershop at £7,500 for 5 years from 1st September 2022 on an IRI basis 1st Floor, 246 Uttoxeter Road: Let to Action Heat at £9,600 PA for 6 years from 19th December 2022 on an IRI basis.

Crossways Garage

Car repair workshop and premises. Workshop 2056 sqft. Office 99 Sqft. Wc's 17sqft

Ali Spice

Indian takeaway with 1 bed flat over. Restaurant: Approx: 450 sqft One bed flat approx 390 sqft comprising living room, bedroom, kitchen and bathroom.

Crossways Micro Pub

Bar: 477 sqft, WC's 36 swft and cellar 50 sqft.

Lara Store

Retails Space 212 sqft. Store 63 sqft

Barbers Shop

Shop approx 415 sqft and Kitchen 74 sqft

Action Bathrooms

Showrooms approx: 803 sqft. Offices 131 sqft and Stores 53 sqft



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.

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

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.

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)

Crossways Micropub 246 Uttoxeter Road Blythe Bridge STOKE-ON-TRENT ST11 9LY	Energy rating B	Valid until: 19 July 2033
		Certificate number: 5602-6562-5875-8246-3935

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	57 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 B.