

KEATES

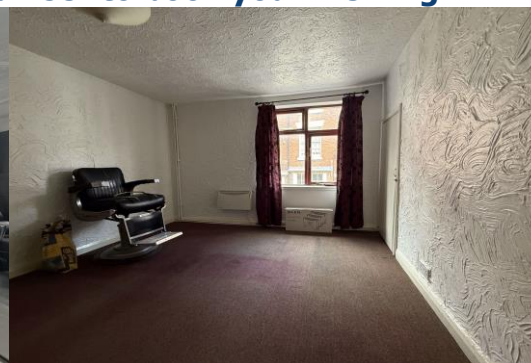
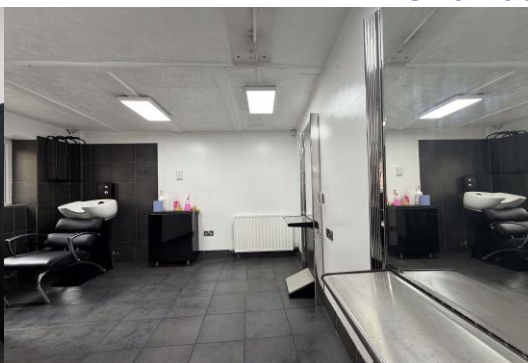
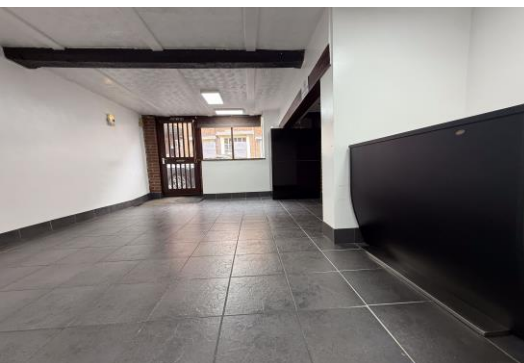
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Shop & Premises
- Formerly a Barbers Shop
- EPC's AWAITED
- Parking, Gas Central Heated
- Potential Investment with an income of £13,200 pa
- Ask an adviser to book your viewing



10A Cross Street, Cheadle
Stoke-On-Trent, ST10 1NP

£140,000

Description

A three story commercial building situated in the heart of Cheadle town Centre. This three story property has been formally used as a barbershop and the upper floors in the past have been used as a flat. May suite change of use subject to planning permission for residential to the upper the floors. The property has a potential rental income of £1100 per calendar month subject to some refurbishment and conversion to residential on the upper floors.

Floor Area

Approx 66.7 SQM. 718 SQFT

Rateable Value

Current rateable value of £4350 per annum.

Planning & Use

Shop and premises. First floor is listed as storage. Prospective purchasers may wish to enquire with the local authority as to conversion back of the upper floor into a flat.

Ground Floor

Shop/premises. 3.65×9.39. With tiled floor, walls, radiators, electrical power, fitted. Counter fitted hair stations and sink. WC 1.64×.91. With tiled floor, WC and basin in white.

First & Second Floors

First floor

Entrance hall with carpet floor, PowerPoint, radiator. Bathroom: 1.87×2.51. With WC basin and enclosed shower cubicle in white. Tiled walls and built-in airing cupboard with boiler.

Kitchen: 3.05×3.63. Fitted in kitchen with white wall and base units granite effect surfaces over. Part tiled walls and carpeted floor. Includes power points and electric heater.

Storeroom 3.98×4.29. With carpet floor, electric heater, radiator ,Power Point, built-in storage cupboard. Formally used as a living room.

Second floor

Landing: with carpeted floor

Storeroom: 2.95×3.61. With carpeted floor, radiator, Power Point. Formally used as a bedroom.

Storeroom: 2.41×2.95. Carpeted floor, power point, electric heater, vellux window. Formally used as a bedroom.

Outside

At he rear is a concrete base and fire escape access to upper floor. External storage unit. Parking for one vehicle.

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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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!

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.

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