

KEATES

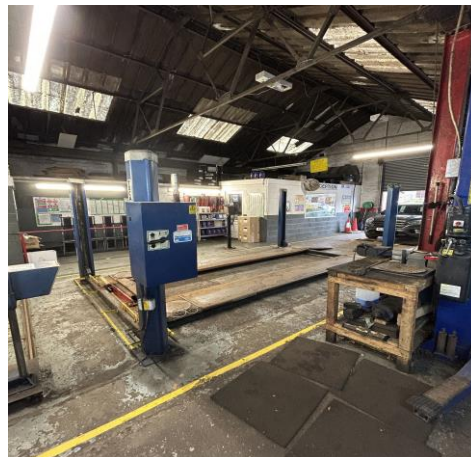
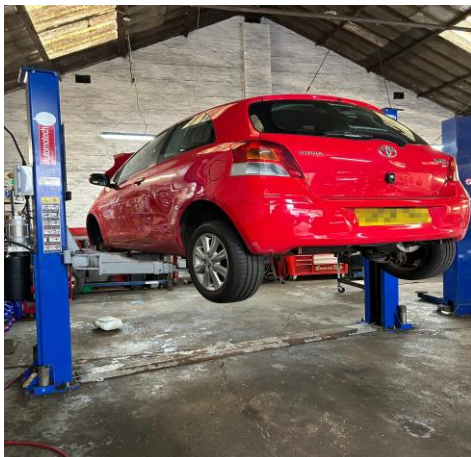
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Workshop Units,
- Includes Office, WCs and Waiting Area
- Currently in Use as Car Repair Shop
- Current CEPC Rating: D



Crossways Garage, Stallington Road
Stoke-On-Trent, ST11 9LY

£18,000 Per Annum

Description

Two 1950s workshops of brick construction with pitched profile roofs over and solid concrete flooring. Currently used as a car repair garage, with car ramps. Includes a small office area, WCs and waiting area.

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.

Business Rates

According to the Valuation Office website, the 2026 Rateable Value is £14,000. Potential tenants are advised to make their own enquiries with the local billing authority.

Tenure

The property is available to let at an asking rent of £18,000 per annum. Terms of lease are negotiable.

Planning

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

CEPC

The current EPC is rated D

Accommodation

Workshop *191 sq m / 2056 sq ft*

Offices *9.2 sq m / 99 sq ft*

WCs *3.86 sq m / 42 sq ft*

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.

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.

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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.

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 Garage Uttoxeter Road BLYTHE BRIDGE ST11 9LY	Energy rating D	Valid until: 14 August 2033
		Certificate number: 1917-6275-3807-2007-1978

Property type	General Industrial and Special Industrial Groups
Total floor area	231 square metres

Rules on letting this property

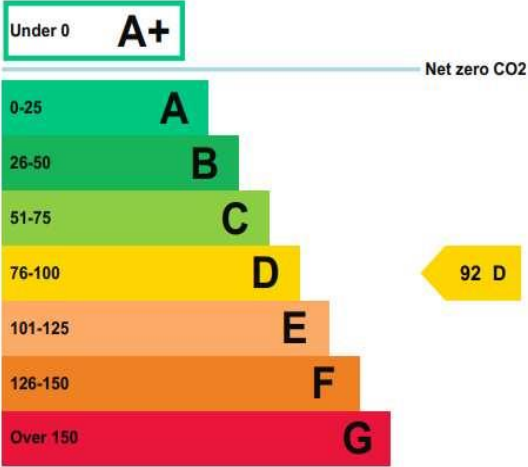
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	66 C