

**STOKE**

84 Church Street  
Stoke on Trent  
ST4 1BS

**01782 847083**

**CHEADLE**

66 High Street  
Cheadle  
ST10 1AJ

**01538 753177**



- Investment Property Part Let
- Potential Income £14,900 per annum
- EPC Band D, Rating 90, Flats D, 56 & F, 35
- Two Flats and a Shop
- Retail Approx 51 sqm/ 548sqft
- Ask an adviser for further details



**7 Cross Street, Cheadle**  
Stoke-On-Trent, ST10 1NP

**£199,950**

## Description

INVESTMENT PROPERTY: SHOP AND TWO FLATS: A mixed use property on Cross Street in the heart of Cheadle Town center. The property comprises a currently vacant ground floor retail unit. A first floor flat currently let at £350 pcm. A second floor flat currently let at £350 pcm.

## Retail Premises

### Retail Area

With carpeted floor, suspended ceiling with inset spotlights, radiators, doors to front and rear, fitted counter, Power Points, fitted display shelving. Approx 548 Sqft.

### Hallway

with carpeted floor, access to cellar.

### Office *12' 11" x 9' 7" (3.94m x 2.92m)*

With carpeted floor, fitted shelving, radiator, Power Point, safe, telephone point.

### Kitchenette *4' 5" x 7' 9" (1.35m x 2.37m) Max*

With wood effect vinyl floor, white base unit with fitted sink.

### Toilet *4' 9" x 5' 9" (1.45m x 1.76m)*

Fitted suite in white with WC, basin. Wood effect vinyl floor.

## First Floor Flat

A large two bedroom flat in the heart of Cheadle Town center. The property comprises living room, dining room, kitchen, bathroom and two bedrooms. The property benefits from gas central heating and is close to all local amenities. Currently let for £350 pcm.

## Second Floor Flat

An unfurnished, second floor flat with gas fired central heating. Living room, kitchen with modern fitted units, three bedrooms, bathroom and wc. Currently let out for £350 pcm.

## 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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[www.keateshulme.co.uk](http://www.keateshulme.co.uk)

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Registered Office: DPC House, Vernon Road, Stoke on Trent, Staffordshire, ST4 2QY Company No. 4918162



## 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 Hulme, 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 Hulme 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 Hulme 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 Hulme 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**



# Energy Performance Certificate

## Non-Domestic Building



Slimma Factory Shop  
7 Cross Street  
Cheadle  
STOKE-ON-TRENT  
ST10 1NP

**Certificate Reference Number:**  
0101-2992-9530-9000-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **90**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	132
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**32** If newly built

**45** If typical of the existing stock