

# butters john bee bjb commercial



74 High Street  
Cheadle, Stoke-on-Trent, ST10 1AJ

1855.00 sq ft



Asking Price £210,000



# 74 High Street

## Cheadle, Stoke-on-Trent, ST10 1AJ

Asking Price £210,000



### Description

A two storey property of brick construction under a pitched clay tile roof occupying a prominent position on Cheadle High Street. The property consists of two commercial areas on the ground floor that are both occupied; 74 High Street is let to a mini market and 74B High Street let to a tattoo studio. Both ground floor areas are accessible from the front. To the rear is a courtyard which provides access to a ground floor one bedroom flat, which is Flat 3, and an external staircase leading to Flat 2 and Flat 1. Flat 2 is a one bedroom flat whereas Flat 1 is a bedsit.

The premises are fully let yielding a rental income of £20,650 pa; a schedule of tenancies can be seen under paragraph 'Tenure'.

We are advised that a previous application was submitted for the construction of a dwelling at the rear of the property with access over the adjoining car park as part of a joint scheme between the two owners. The scheme halted however the area in question may suit development or an extension to the current building (STPP).

### Location

The property is situated in the centre of Cheadle on High Street. There is on street car parking to the front of the property and Cheadle's main pay and display car park is a short walk away. Nearby retailers include Boots, and B&M.

### Accommodation

#### GROUND FLOOR

No.74

Front Retail Area: 367 Sq ft (34.09 Sq m)

WC

Lower Ground Floor Staff: 68 Sq ft (6.32 Sq m)

Lower Ground Floor Store: 165 Sq ft (15.33 Sq m)

NIA: 600 Sq ft (55.74 Sq m)

No 74B:

Retail: 164 Sq ft (15.2 Sq m)

Office: 57 Sq ft (5.3 Sq m)

WC

NIA: 239 Sq ft (22.2 Sq m)

#### FIRST FLOOR

Flat 1: Bedsit

Flat 2: 1 Bedroom

Flat 3: 1 Bedroom

Estimated floor area: 1,000 Sq ft (92.9 Sq m)

**TOTAL NIA (Estimated): 1,855 Sq ft (172.33 Sq m)**

### Services

Mains water and electricity are available subject to any reconnection which may be necessary. Each commercial part and flat have separate meters.

### Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

74 High Street

The VOA website advises the rateable value for 2023/24 is £5,500.

74B High Street

The VOA website advises the rateable value for 2023/24 is £3,050.

The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure

Freehold subject to the following Tenancies:

74 High Street

A six year lease from 01/06/24, ending 31/05/30. Rent £7,200 pa

74B High Street

A three year lease from 15/11/24, ending on 14/11/27. Rent £2,950 pa

Flats:

Flat 1 74 High Street - Tenancy from 26th May 2023 until 25th May 2024. Rent £350 pcm

Flat 2 74 High Street - Currently vacant since 14th December 2025.

Flat 3, 74 High Street - Tenancy from 24th September 2025 until 23rd January 2026. Rent £525 pcm

## EPC

Energy Performance Certificate ratings are:

Commercial:

74 High Street - C

74B High Street - D

Domestic:

Flat 1 - E

Flat 2 - E

Flat 3 - E

## VAT

We have been advised Vat is NOT applicable to this property.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

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commercial

## Viewing

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## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.