



**FULLY LET
INVESTMENT**

74 High Street

Cheadle, Stoke-on-Trent, ST10 1AJ

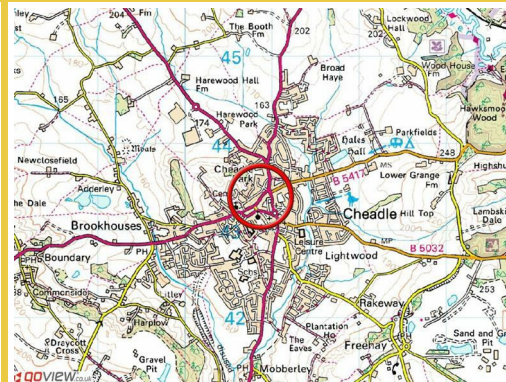
Guide Price £200,000 plus

1855.00 sq ft



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

For Sale by public auction on Monday 14th July 2025 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



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 1 bed flat (No.1) and an external staircase leading to flats 2 and 3. No.2 is 1 bedroom whereas No.3 is a bedsit.

The premises are fully let yielding a rental income of £25,990 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 upto100% 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. This is in the process of being renewed. Rent increasing from £325-£350 pcm

Flat 2 74 High Street - Tenancy from 15th December 2024 until 14th December 2025. Rent £495 pcm

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.

Proof of Identity

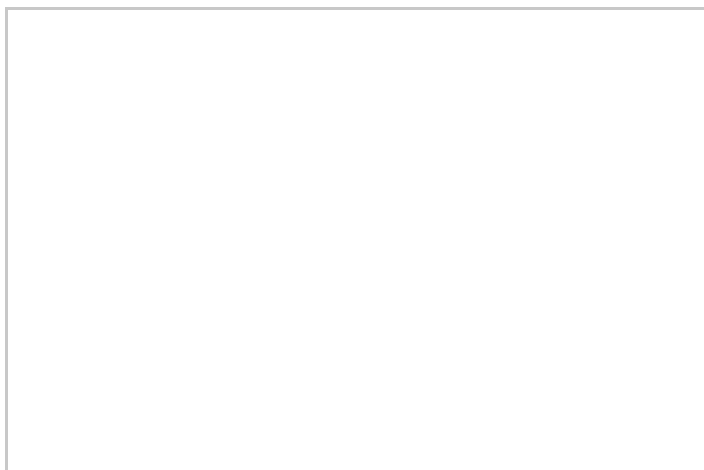
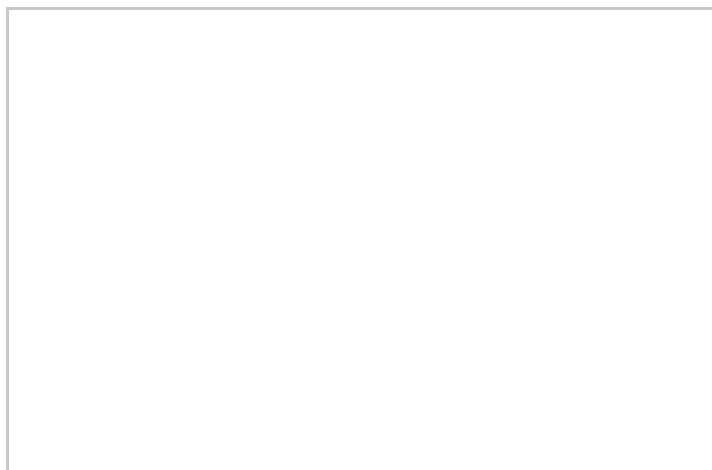
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

A buyers administration fee of £1,500 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.



Road Map



Hybrid Map



Terrain Map



Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Viewing

To view this lot, please contact the selling office.

Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.