



## Former Surgery And Flats Baker Street

Fenton, Stoke-on-Trent, ST4 3AF

Asking Price £280,000

2814.00 sq ft





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## Description

A three storey period property of brick construction under a series of pitched and flat roofs with the benefit of off street car parking for up to 6 cars. Consisting of ground floor former surgery and two self contained one bedroom flats on the first and second floor.

The ground floor will be offered with vacant possession and would suit either an owner occupier could be let out at circa £16,000 per annum. The first and second floor flats return £11,400 pa. There is scope to turn the ground floor into an HMO (STPP), alternatively, let to a commercial occupier the estimated total return would be £27,400 pa.

## Location

Baker Street serves to connect Christchurch Street with Glebedale Road and lies parallel to City Road. The premise lies in close proximity to the police station and former law courts.

## Accommodation

### GROUND FLOOR

Reception/Waiting Area: 118 Sq ft (10.94 Sq m)

Kitchen/Staff Room: 223 Sq ft (20.71 Sq m)

Store: 31 Sq ft (2.92 Sq m)

Front Office: 95 Sq ft (8.80 Sq m)

Front Office: 165 Sq ft (15.30 Sq m)

Front Office: 73 Sq ft (6.77 Sq m)

Side Office: 159 Sq ft (14.76 Sq m)

Side Office: 127 Sq ft (11.86 Sq m)

Side Office: 129 Sq ft (11.94 Sq m)

Middle Office: 166 Sq ft (15.44 Sq m)

Rear Office: 148 Sq ft (13.75 Sq m)

WC

Shower

Disabled WC

GF NIA: 1,434 Sq ft (133.22 Sq m)

### FIRST FLOOR (LET)

One bedroom flat with kitchen, living room, bedroom, bathroom

Approx 690 Sq ft.

### SECOND FLOOR

One bedroom flat with kitchen, living room, bedroom, bathroom

Approx 690 Sq ft.

Externally: There is car-parking for approximately six vehicles.

## Services

All mains services are available subject to any reconnection which may be necessary.

## 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

The previous occupier removed the property from the rating list. Prior to that the Rateable Value was £14,250.

## EPC

Ground Floor

Energy Performance Certificate number and rating is D (87)

Valid until: 30 May 2028 / Certificate number: 9289-3065-0981-0801-5221

Flats

Energy Performance Certificate number and rating is C (69)

Valid until: 10 June 2028 / Certificate number 9598-4055-7246-5288-5984

## Tenure

Freehold subject to the following Tenancies.

Ground Floor

Vacant - ERV £16,000 pa

First Floor

A longstanding residential Tenant -AST at £400 pcm (£4,800 pa)

Second Floor

Let to a residential Tenant - AST at £550 pcm (£6,600 pa)

## Utilities

Flat 1 (First floor): Sub meter connected to GF. Ground floor occupier recharges the tenant

Flat 2 (second floor): Separate electric meter, direct payment to supplier from Tenant.

All smart metered so can be read remotely.

## 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.

## Legal Costs

Each party are responsible for their own legal costs in connection with 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.

## Subject to contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only

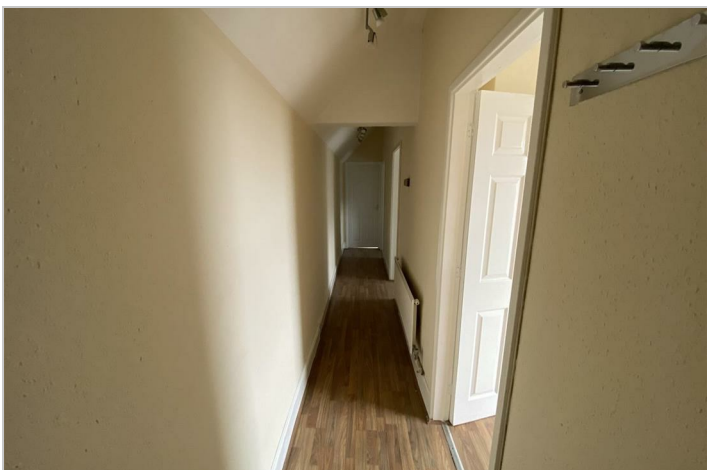
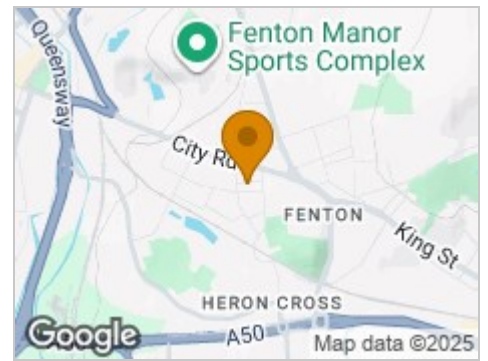
Road Map



Hybrid Map



Terrain Map



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