

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



698 / 698A London Road, Stoke, Stoke-On-Trent, ST4 5NP

Auction Guide

£120,000

■ FOR SALE VIA ONLINE AUCTION ON MON 16 Feb
AT 1PM UNTIL TUES 17 February 1PM

- Mixed Use
- An End Terraced
- Large Brick And Tile Outbuilding

■ An Investment Opportunity

- GF Shop Premises & Treatment Rooms
- FF & SF Two Bedroom Flat
- Parking Area To The Rear

Commercial and Residential Building

FOR SALE VIA ONLINE AUCTION ON MONDAY 16th
February AT 1PM UNTIL TUESDAY 17th February 1PM

Mixed use investment opportunity!

A prominent end of terrace location with brick elevations
which includes ground floor shop premises currently used
as a beauty salon with treatment rooms.

First and second floors comprise a well-presented two
bedroom flat with great rental potential.

Tarmac single parking area to the rear along with large
brick and tile outbuilding.

698 London Road - EPC Grade C
698a London Road - EPC Grade E

Current rateable value for 698 London Road: £3,900 (April
2023 - present)

For more information call or e-mail us.



GROUND FLOOR SHOP WITH GARAGE

RECEPTION AREA

19'2 x 10'6 (5.84m x 3.20m)

Glass shop front with entrance door. Radiator. False ceiling with lighting. Wood effect vinyl flooring.

HALLWAY WITH SIX SUBSIDIARY ROOMS

Wood effect vinyl flooring. Radiator.

ROOM ONE

6'4 x 4'5 (1.93m x 1.35m)

Fitted carpet.

ROOM THREE

8'5 x 7'6 (2.57m x 2.29m)

Fitted carpet. UPVC double glazed window. Grey painted walls.

ROOM FOUR

6'4 x 6'0 (1.93m x 1.83m)

Vinyl flooring.

STORE ROOM

4'5 x 4'2 (1.35m x 1.27m)

Vinyl flooring. White painted walls.

ROOM FIVE

6'6 x 5'1 (1.98m x 1.55m)

Vinyl flooring. Pale grey painted walls.

ROOM TWO

7'3 x 7'2 (2.21m x 2.18m)

Laminate flooring. Radiator. UPVC double glazed window. Wash basin.

KITCHEN AREA

12'4 x 9'10 (3.76m x 3.00m)

Two UPVC double glazed windows. Radiator. Grey vinyl flooring. Base units with stainless steel sink. Gas combi boiler.

WC

Wash basin and wc. Radiator. Grey vinyl flooring. Extractor fan.

REAR YARD/PARKING

There is a tarmac parking area with double gates.

Concrete paved steps with rear access to the building.

Brick and tile two storey outbuilding suitable for storage and other uses.

Partition walls separate small treatment rooms.

FIRST FLOOR FLAT

ENTRANCE HALL

Block composite front door. Fitted carpet. Stairs to the accommodation.

KITCHEN

13'3 x 12'8 (4.04m x 3.86m)

Two UPVC double glazed windows. Vinyl flooring. Radiator. Gas combi boiler. Range of fitted units.

BATHROOM

7'7 x 6'4 (2.31m x 1.93m)

White suite with shower fitting to the bath, wash basin and wc. Part tiled walls. Vinyl flooring. Radiator. UPVC double glazed window.

LOUNGE

14'9 x 11'0 (4.50m x 3.35m)

Fitted carpet. Radiator. Three UPVC double glazed windows. Feature fireplace with electric fire.

BEDROOM ONE

14'10 x 11'1 (4.52m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window.


BEDROOM TWO

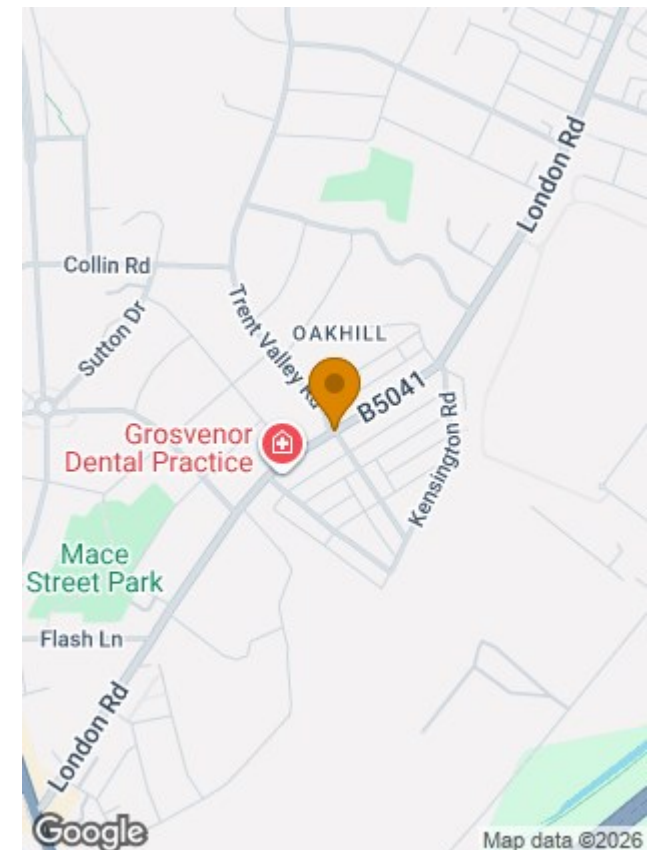
13'4 x 9'3 (4.06m x 2.82m)

Fitted carpet. Radiator. UPVC double glazed window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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