



## Former Surgery And Flats Baker Street

Fenton, Stoke-on-Trent, ST4 3AF

Asking Price £280,000

1434.00 sq ft



# Former Surgery And Flats Baker Street

Fenton, Stoke-on-Trent, ST4 3AF

Asking Price £280,000



## 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. Potential income of £25,600 per annum may suit an investor or alternatively owner occupier (Ground Floor) with part investment from upper floors.

## 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

### FIRST FLOOR (LET)

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

### SECOND FLOOR (TO LET)

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

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.

### Tenure

Freehold subject to the following Tenancies.

#### Ground Floor

Vacant and To Let

#### First Floor

A longstanding residential Tenant. Holding over on a AST at £300 pcm (£3,600 pa)

#### Second Floor

Vacant

### Legal Costs

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

## Viewing

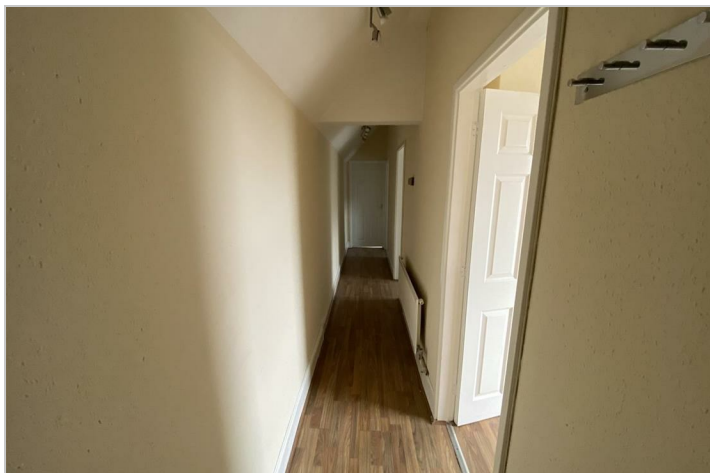
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Subject to contract

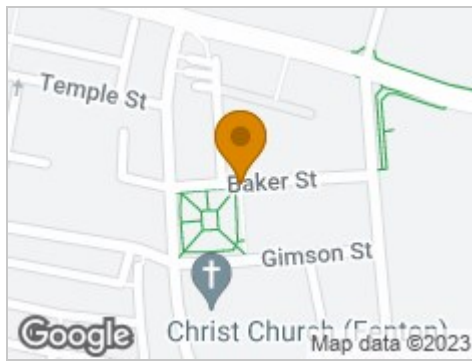
Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

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



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

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.