

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Abbots Drive, Sneyd Green, Stoke-On-Trent, ST1 6HX

£299,950

- A Convenience Store And...
- Main Services Connected
- FF Shower Room And...
- A Five Bedroom HMO
- GF Wc
- FF Bathroom With White Suite

A packaged up mixed use investment opportunity! If you're looking for an immediate return on your turnkey investment then this opportunity can offer a very good income.

Currently a convenience store on the ground floor with 5 year open lease agreement which yields £850pcm, there is a 5 bedroom HMO above with a 6 month company let yielding £1,200pcm. A gross return of £24,600pa.

Available freehold, subject to contract and by way of a new full repairing and insuring lease for a term of five years to be agreed subject to rent reviews every five years and with each party bearing their own legal costs.

All mains services are connected.

Gas fired central heating installed to first floor apartment. No services have been tested by the agents.

Rateable value: £4,200 Rates Payable: £2,096 Note: If you qualify for small business rates relief, you will be entitled to a 100% reduction.

For more information call or e-mail us.



### SHOP

18'6" x 14'6" (5.64 x 4.42)

Tiled floor. Glass frontage.

### SHOP AND ADDITIONAL ROOM

11'0" x 5'11" (3.35 x 1.80)

Concrete floor. Shelving. Light and power.

### STORAGE ROOM

18'6" x 12'4" (5.64 x 3.76)

Concrete floor. Shelving. Light and power. Fire escape.

### KITCHEN AREA/WC

10'4" x 6'9" (3.15 x 2.06)

Tiled floor. Sink. Light and power.

### HMO

### LOUNGE/BEDROOM ONE

12'10" x 10'10" (3.91 x 3.30)

Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN

10'10" x 10'4" (3.30 x 3.15)

Tiled floor. Radiator. UPVC double glazed window. Gas boiler. Range of wall cupboards and base units with Integrated gas hob and oven.

### BEDROOM TWO

10'10" x 9'1" (3.30 x 2.77)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10'10" x 8'1" (3.30 x 2.46)

Fitted carpet. Radiator. UPVC double glazed window.

### SHOWER ROOM

6'11" x 4'1" (2.11 x 1.24)

Tiled flooring. Part tiled walls. Wash basin with corner shower. UPVC double glazed window.

### BATHROOM

7'3" x 6'5" (2.21 x 1.96)

Vinyl flooring. UPVC double glazed window. White suite consisting of a bath with shower over. Part tiled walls.

### BEDROOM FOUR

15'3" x 6'9" (4.65 x 2.06)

Fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM FIVE

11'7" x 5'9" (3.53 x 1.75)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM SIX

11'8" x 5'9" (3.56 x 1.75)

Fitted carpet. Radiator. UPVC double glazed window.





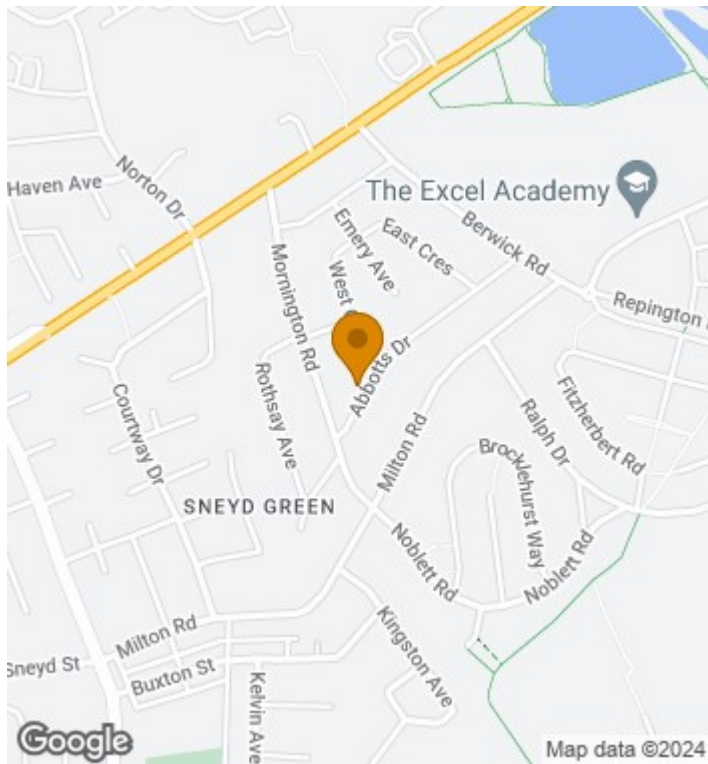
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**MATERIAL INFORMATION**  
 Tenure – Freehold  
 Rateable value: £4,200 Rates Payable: £2,096



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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](mailto:enquiries@austerberry.co.uk)

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