



# For Sale

46 High Street, Cheadle, Stoke on Trent, ST10 1AQ

For further information  
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Subject to Contract



## Description

Cheadle is a market town in Staffordshire, located 11 miles from the city of Stoke on Trent.

The subject property is located on High Street and comprises a two storey former bank premises of brick construction. Occupiers in close proximity include Boots Pharmacy, WH Smith and Superdrug.

## Accommodation

The premises provide the following approximate net internal floor areas:

| Floor Areas    | Sqm               | Sq ft             |
|----------------|-------------------|-------------------|
| Ground Floor   | 214.66            | 2,310             |
| First Floor    | 82.65             | 890               |
| <b>Total</b>   | <b>297.31</b>     | <b>3,200</b>      |
| Adjoining Unit | <i>Unmeasured</i> | <i>Unmeasured</i> |

## Tenure

We are advised the premises are held freehold.

## Price

£210,000

## Business Rates

Rateable Value: £26,750 (2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

## Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT, if applicable will be charged at the standard rate.

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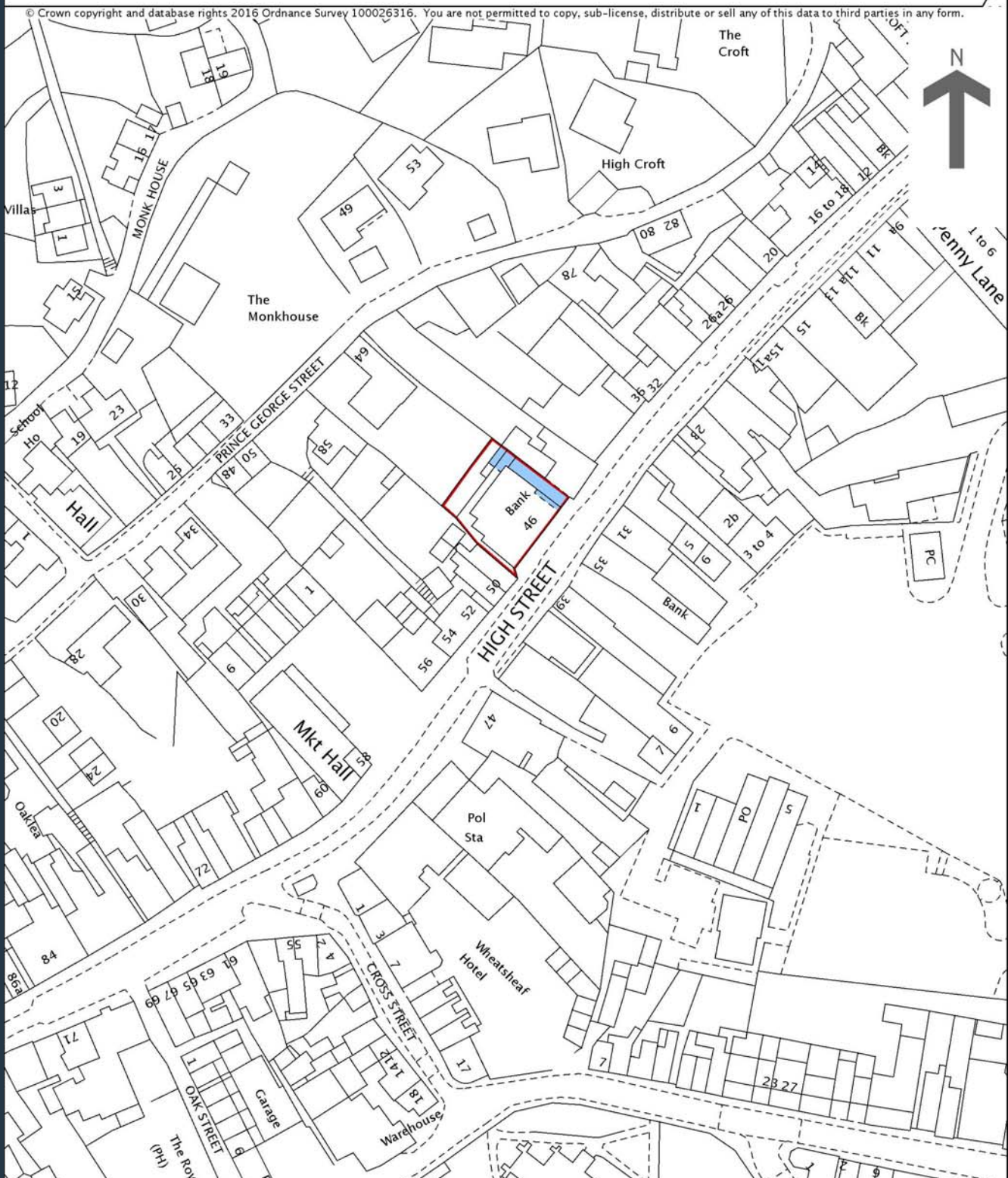
An **APLEONA** company

# Land Registry Official copy of title plan

Title number **SF608943**  
Ordnance Survey map reference **SK0043SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Staffordshire :**  
**Staffordshire Moorlands**



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GVA

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