

1-4 MARKET PLACE

Cheadle, Stoke-On-Trent, ST10 1AH



KEY FEATURES

- Price: £800,000 Guide price
- 8,296 Sq Ft (770.7 Sq M)
- 4 x self contained shops fronting the Market Place
- 6 x Maisonettes on Prince George Street
- Rear yard for parking
- Fully let producing £73,670 p.a.
- Attractive 9.2% gross yield
- Centrally positioned overlooking Cheadle Market Place

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

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FOR SALE - MIXED USE INVESTMENT

LOCATION

Cheadle is a popular Staffordshire Moorlands market town, approximately 10 miles north of Uttoxeter and 11 miles east of Stoke-on-Trent.

The property occupies a prominent elevated position overlooking Cheadle Market Place, with the shops fronting the Market Place and residential accommodation accessed from Prince George Street. Nearby occupiers include Boots, WHSmith, Post Office and a good mix of independent retailers.

Staffordshire Moorlands District Council has acquired Cheadle Market and is progressing plans for major investment in the Market Hall and outdoor Market Place as a catalyst for wider town-centre regeneration. Cheadle is also approximately 4 miles from Alton Towers Resort.

What3Word Location: studs.tasters.renting

DESCRIPTION

Fully let mixed-use town-centre investment comprising 4x shops and 6x maisonettes, Together with a rear yard providing car parking, accessed from Prince George Street.

The shops are each self contained and face onto the market square. The residential accommodation comprises four three-bedroom and two two-bedroom maisonettes, each with a fitted kitchen and separate living room. The three-bedroom properties also benefit from en-suite facilities.

ACCOMMODATION

Approximate areas are based on VOA measurements for the shops and EPCs for the residential accommodation. Areas should be confirmed.

FLOOR	Sq Ft	Sq M
Shop 1	1,042	96.8
Shop 2	589	54.72
Shop 3	589	54.72
Shop 4	1,042	96.8
Apartment 1 - 2 bed	710	65.96
Apartment 2 - 3 bed	793	73.67
Apartment 3 - 3 bed	958	89
Apartment 4 - 3 bed	915	85
Apartment 5 - 3 bed	958	89
Apartment 6 - 2 bed	700	65.03

PLANNING

We believe the shops all fall under Class E (Commercial, Business and Service), the apartments are C3 (Residential) of the Town and Country Planning (Use Classes) Order 1987 (as amended) All parties should confirm the planning position with the relevant Local Authority. The property is GII listed (List ID 1374669).

SERVICES

All mains services with the exception of gas are connected to the property. Each unit is separately metered. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The ground floor shops are currently listed on VOA.gov.uk with the following assessments;

Shop 1 - £9,300
Shop 2 - £5,200
Shop 3 - £5,200
Shop 4 - £8,300

Subject to status the occupying tenants may be able to claim 100% rates relief. The Mews Houses are each separately assessed for council tax and are Band D.

TENURE

Shops 1-3 are let on leases expiring in Q1 2030, with Shop 4 let until 2028. The shops currently produce a combined rent of £29,030 pa. There are fixed rent increases to £30,264 in 2028 and £30,844 pa in 2029.

The six maisonettes are each let to private individuals by way of separate assured periodic tenancies.

PRICE

The premises is available to buy for £800,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the commercial element is registered for VAT but subject to qualifying criteria the sale may be treated TOGC.

EPC

Shop 1 - C (67)
Shop 2 - C (74)
Shop 3 - D (85)
Shop 4 - D (93)
Apartment 1 - D (62)
Apartment 2 - C (75)

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

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PARTICULARS UPDATED

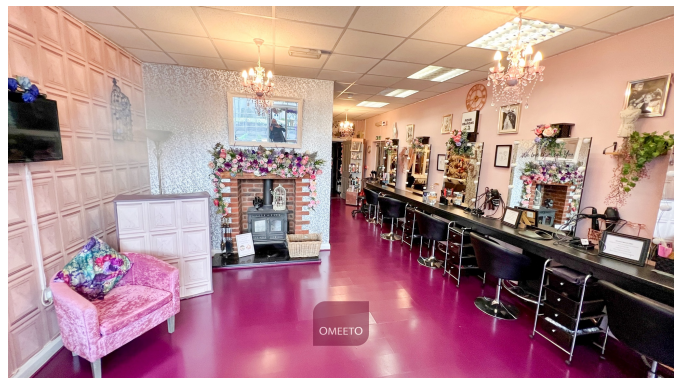
11-Sep-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

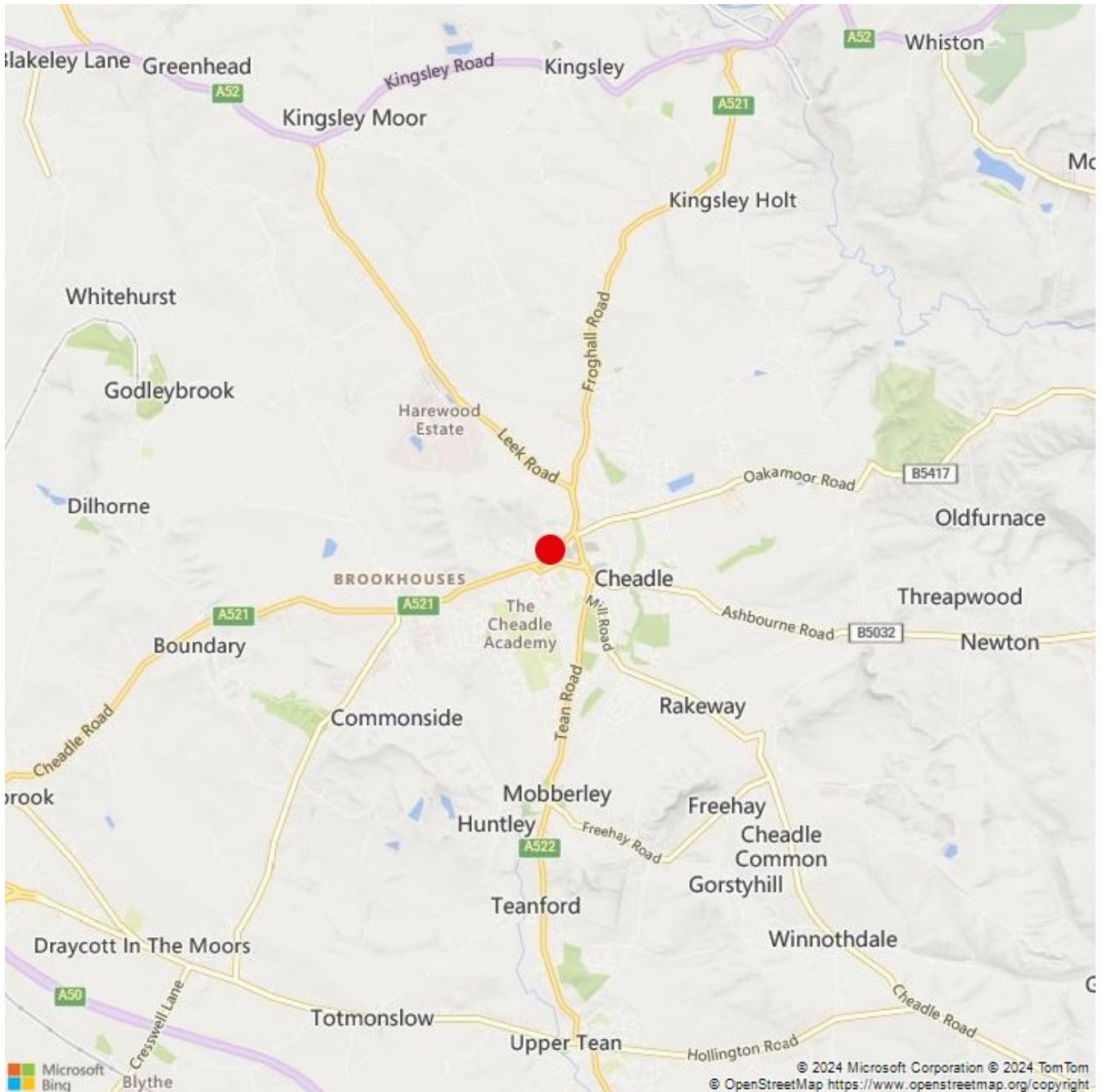
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