



33 & 33a High Street

Tean, Stoke on Trent, Staffordshire ST10 4DY

Freehold £345,000

- Staffordshire Moorlands village
- Mixed use investment property
- Annual rental income of £27,600 (8% yield)
- Two ground floor commercial units
- Two 2 bedroom duplex apartments
- Car park (6)

Ref: 95716

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Tean is a village in the Staffordshire Moorlands which lies on the River Tean, south of Cheadle, in the Tean Valley. The village has many local amenities including shops, schools and pubs and there are many picturesque walking routes in the local area. The Peak District National Park and Alton Towers are also within easy reach. The towns of Uttoxeter, Stoke-on-Trent and Stafford are easily accessible and the property lies on the High Street (A522) which links to the A50 and the M1 and M6 motorways.

This prominent detached property is of brick construction over three storeys under a pitched tile roof and comprises two ground floor retail units and two 2-bedroom duplex apartments to the first and second floors. The property is Grade II listed and lies in the Upper Tean Conservation Area.

GROUND FLOOR RETAIL UNIT: THE VILLAGE BAKEHOUSE

With open trade area, display counter, tiled floors, servery and seating for 8. KITCHEN and PREP AREA to the rear of the servery with small prep and wash area to the rear of the building with WC. Approximately 352 sq ft in total.

GROUND FLOOR RETAIL UNIT: MOORLANDS BEAUTY

With open plan shop floor and two treatment rooms offset. KITCHEN and WC to the rear of the building. Approximately 392 sq ft in total.

To the rear of the building is a private staircase giving access to the first floor apartments.

APARTMENT ONE

LOUNGE. KITCHEN offset with tiled floor and wall and base units. Staircase to TWO DOUBLE BEDROOMS and a BATHROOM on the second floor.

APARTMENT TWO

LOUNGE with feature brick fireplace and exposed ceiling beams. KITCHEN offset with wall and base units and wooden floors. Staircase to TWO DOUBLE BEDROOMS and a BATHROOM on the second floor.

EXTERNAL

Parking to the rear for 6 vehicles. These are allocated as follows - 2 spaces for The Village Bakehouse, 2 spaces for Moorlands Beauty, 1 space each for both apartments.

THE BUSINESS

The Village Bakehouse - let on a five year lease which commenced on 1st May 2023 with an annual rent of £6,000 and a mutual break clause on 25th April 2026.

Moorlands Beauty - let on a five year lease which commenced on 1st September 2022 with an annual

rent of £,6000 and a mutual break clause on 1st September 2025.

Both 2 bedroom apartments are let for £650 per calendar month by way of AST. These tenancies commenced on 10th February 2025 and 30th March 2023. The combined total income for the property is £27,600 per annum, providing a rental yield of 8%.

LOCAL AUTHORITY

Staffordshire Moorlands Council.

Business rates and council tax are the responsibility of the tenants: The Village Bakehouse: £4,150, Moorlands Beauty: £5,700. Residential Council Tax: Band A,

SERVICES

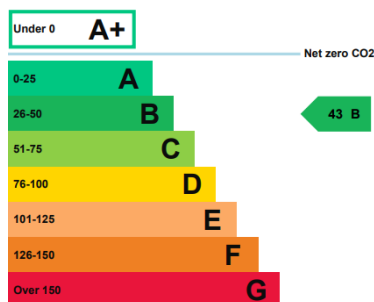
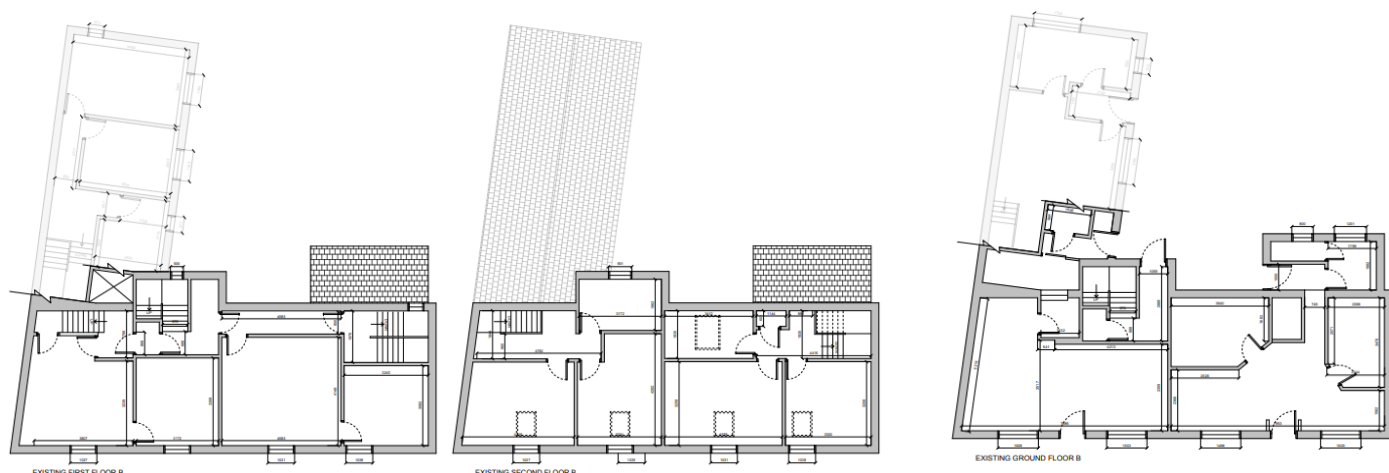
All mains services are connected.



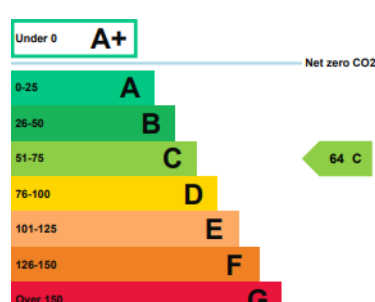
TENURE & PRICE

FREEHOLD Investment £345,000. All trade inventory is under the ownership of the tenants.

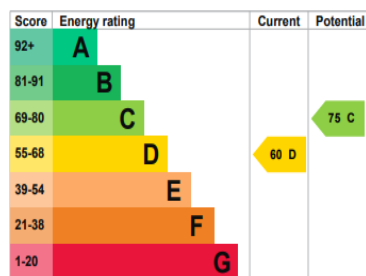
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



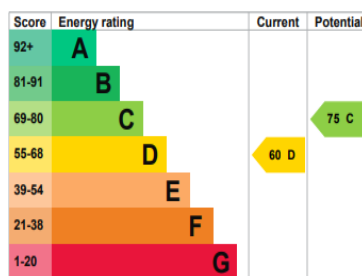
33 High Street—9087 4938 2450
8413 6013



33a High Street—6612 4537 2539
7249 6903



Flat 1 33a High Street—8530 6227
7810 9405 0206



Flat 2 33a High Street—2808 6026
6217 5141 9970

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635