



244 & 244a Uttoxeter Road, Blythe Bridge
Stoke on Trent, ST11 9LY
For Sale £150,000

Part-let Mixed-use Investment
Gross Internal Area: 130 sq. m. (1,399 sq. ft.)

244 & 244a Uttoxeter Road
Blythe Bridge
Stoke on Trent, ST11 9LY

Location & Description

The property is prominently located on Uttoxeter Road within Blythe Bridge village centre and comprises a mid-20th century semi-detached building of traditional construction arranged as a commercial unit to the ground floor and a self-contained flat to the first floor accessed via an external staircase to the side of the building. To the front of the building there is space to park up to 4 cars and to the rear of the building there is a hard-landscaped private garden area.

Commercial

- UPVC double glazing
- Suspended and plastered ceilings
- Mixed lighting
- Plastered walls
- Softwood internal joinery
- Gas central heating

Flat

- UPVC double glazing
- Plastered/textured ceilings
- Mixed lighting
- Plastered walls
- Softwood internal joinery
- Gas central heating
- Three-piece bathroom suite
- Fitted kitchen

Accommodation

	sq. m	sq. ft
Ground Floor		
Retail area/office	27.09	292
Store/office	15.70	169
Side entrance foyer/toilet	7.06	76
Store/office	11.30	122
Kitchen	4.62	50
Commercial Net Internal Area	65.76	708
First Floor		
Entrance hallway	9.53	103
Bathroom	3.91	42
Middle room	4.92	53
Kitchen	6.27	67
Front room	14.26	154
Rear room	12.25	132
Residential Net Internal Area	51.15	551
Gross Internal Area	130.00	1,399

Services

Mains electricity, water and drainage are understood to be available, subject to any reconnection which may be necessary.

Energy Performance

- Commercial: Energy Rating D
- Residential: Energy Rating C

Planning

We understand that uses falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987, as amended would be acceptable in respect of the commercial unit; and Use Class C3 in respect of the flat.

Rating

- Commercial: Rateable Value: £5,800
- Residential: Council Tax Band A

Tenure

Freehold.

Occupancy

The flat is occupied by a longstanding tenant on the basis of an Assured Periodic Tenancy agreement currently paying £460 per month (£5,520 per annum).

Price

£150,000 for the freehold subject to the residential tenancy but otherwise with vacant possession.

VAT

Not applicable.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering Regulations

We are required to undertake identification checks and obtain confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings

By appointment, contact:

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Subject to Contract

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