



PRONTO

PROPERTY GROUP

Property Particulars

217 Uttoxeter Road, Stoke-On-Trent,
Staffordshire ST11 9JR

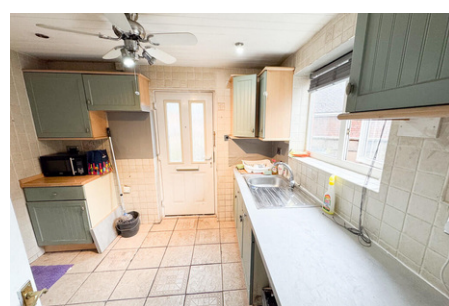
Offers In Excess Of
£250,000



A rare opportunity to acquire a substantial mixed-use freehold property occupying a prominent roadside position, comprising a well-proportioned ground floor retail unit together with a spacious three-bedroom maisonette offering independent residential accommodation above and to the rear.

The commercial premises benefit from a generous open-plan retail sales area making the unit suitable for a variety of retail, office or service-based occupiers, subject to any necessary consents.

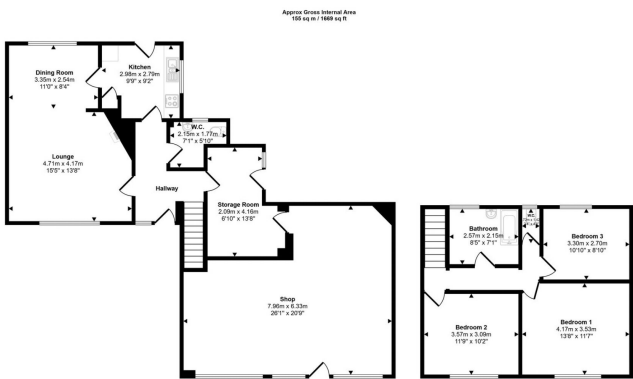
The residential accommodation is accessed independently and offers spacious, well-laid-out living accommodation arranged over two levels. The property features a large lounge with adjoining dining room, separate fitted kitchen and ground floor WC, while the first floor provides three well-proportioned bedrooms, a family bathroom. The generous layout makes the accommodation ideal for owner occupation or as an attractive rental investment.



- **Mixed-use freehold investment.**
- **Investment Opportunity**
- **Scope for refurbishment and**
- **Large parking plot to the rear.**
- **Prominent roadside position with excellent visibility.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Energy efficiency chart



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