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ST4 1BS

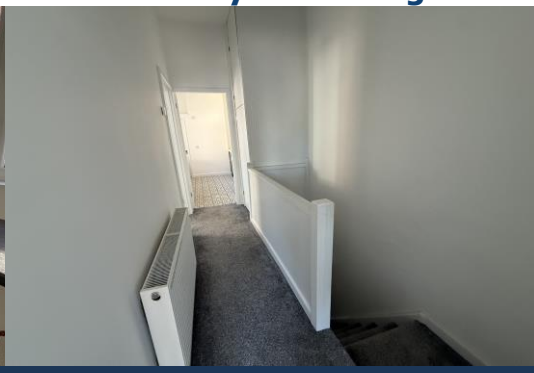
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- **Mixed Use Commercial Investment**
- **Fully Modernised First floor Flat**
- **CEPC Band C Rating 62, EPC Band C Rating 72**
- **Potential Rental Income circa £14,000 pa**
- **High Visibility Location**
- **Ask an adviser to book your vewing**







71 Liverpool Road, Kidsgrove

Stoke-On-Trent, ST7 1EA

£139,995

Description
Investment Opportunity. Potential Rental Income circa £14,000 pa. A mixed use commercial investment property. This modernised property is situated on Liverpool Road in Kidsgrove. The property comprises a ground floor retail unit and first floor self-contained flat. The commercial premises comprises of a retail area, kitchen and WC. To the first floor is a fully modernised large one bedroom flat. The flat comprises ground floor utility and storeroom with a first floor living room, bedroom, kitchen and bathroom. At the rear is enclosed yard with pedestrian access.

Location
The premises is situated on Liverpool Road (A50) with the junction of Heathcote Road. Nearby occupies include Tesco's and home bargains.

Rateable Value
The ratable value in the 2026 list is £4600. Approximate floor area 44.1 m² from rates assessment.

Planning
Prospective purchasers should make their own enquiries with the planning department at Newcastle council. The premises is likely to fall under use class E. According to the valuation of agency the former use was a shop and premises.

Retail Unit

Shop *24' 4" x 14' 8" (7.41m x 4.46m)*
With electric heaters, Power Points, inset spotlights, display window to front.

Kitchen *9' 1" x 5' 10" (2.76m x 1.78m)*
Fitted base unit in white with granite effect surface with sink over. Includes Power Point. Tiled floor and door to rear.

WC *6' 0" x 2' 7" (1.82m x .78m)*
With WC and basin in white, tiled floor, extractor fan.

Flat

Ground Floor

Utility room/ Hallway *8' 1" x 8' 10" (2.47m x 2.69m)*
With fitted base unit in white granite effect surface over. Includes Power Point, Washer point, heated towel radiator. Door to rear.

Storeroom *15' 2" x 4' 10" (4.62m x 1.47m)*
With concrete floor, power points, fitted working surface.

First Floor

Landing
With carpeted floor, radiator, built-in cupboard, stairs off.

Living Room *13' 5" x 14' 9" (4.08m x 4.50m)*
With carpeted floor, radiators, Power Point, bay window to front.

Bedroom 1 *9' 5" x 11' 0" (2.87m x 3.36m)*
With carpeted floor, radiator, Power Point.

Kitchen *12' 5" x 8' 8" (3.78m x 2.64m)*
Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and tile effect floor. Includes inset spotlights, integrated cooker hob and extractor hood, Power Point.

Bathroom *9' 6" x 8' 3" (2.89m x 2.51m)*
Modern fitted bathroom suite in white with WC, basin set in vanity unit, pannelled bath with combination shower and screen over. Part tiled walls and tile effect floor. Includes heated chrome towel radiator, inset spotlights, extractor fan.

Outside
At the rear is an enclosed yard with pedestrian access.

Viewings
To view this, or any other of our properties, please call **01782 847083.**

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Equipment and Apparatus
The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates , our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

71, Liverpool Road Kidsgrove STOKE-ON-TRENT ST7 1EA	Energy rating C	Valid until:	19 January 2033
		Certificate number:	0090-5025-8095-0932-6265

Property type	Retail/Financial and Professional Services
Total floor area	38 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.