

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Mixed Use Investment opportunity**
- **Potential a rental income of £16,500 pa**
- **Fully modernised throughout**
- **EPC Band C Rating 75 & Council Tax A**
- **CEPC Awaited**
- **Ask an adviser to book your viewing**



**59 Liverpool Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 1AQ

**£160,000**

## Description

A mixed use investment. To the ground floor is a retail/Office premises with separate WC and kitchenette. The ground floor benefits from air-conditioning, suspended ceilings, tiled floors. At first floor level is a fully modernised one bedroom with gas central heating and double glazing throughout. This modernised property comprises an open plan kitchen/living room, bedroom and bathroom. Currently tenanted as a rental of £725 per month. Shop for rental at £650 pcm.

## Location

Located on the outskirts of Stoke Town centre with easy reach of the A500/A50 and main trainstation.

## Area/ Use

Approx £39 sqm. Formerly used as a hairdressers and use class band E.

## Rateable Value

As of April 2026 Rv of £4950.00 pa.

## Shop/ Premises 23' 0" x 13' 5" (7.02m x 4.08m)

With tiled floor, suspended ceiling, air-conditioning, insect spotlights, Power Points.

## Kitchen 5' 4" x 3' 4" (1.63m x 1.02m)

Fitted kitchen with white wall and vase units granite effect surfaces over. Part tiled walls, Power Point. Suspended ceiling, tiled floor, door to rear.

## WC 6' 2" x 3' 4" (1.87m x 1.01m)

WC in White, basin setting vanity unit, tiled floor, part tile walls, suspended ceiling and extractor fan.

## First Floor Flat

### Stairwell

With carpeted floor, stairs off.

## Kitchen/ Living Room 16' 0" x 15' 6" (4.87m x 4.72m)

With wooden floor, Power Point, radiator, window to front, fitted kitchen with Blue wall and base units granite effect surfaces over. Part tiled walls and wooden floor. Includes integrated cooker hob and extractor hood.

## Bedroom 1 9' 7" x 11' 0" (2.93m x 3.35m)

With wooden floor, radiator, Power Point, built-in wardrobes.

## Bathroom 8' 3" x 6' 0" (2.51m x 1.84m)

Modern fitted bathroom suite with WC, basin set in vanity unit, enclosed shower cubicle with rainfall style shower. Part tiled walls and tiled floor. Includes heated chrome towel radiator, Washer point.

## Outside

At the rear is paved yard with rick built store and 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

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### 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. Unlike a mortgage 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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