

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com

- **Mixed Use Property**
- **Double Glazed, Part Central heated**
- **CEPC Band C Rating 53**
- **Income Potential £20,000 pa**
- **EPC Band D Rating 63**
- **Ask an adviser to book your viewing**

**268, 270, 270A, Uttoxeter Road**  
Stoke-On-Trent, ST11 9LY

**Offers in Excess of**  
**£199,950**

## Description

A large mixed used property situated on Uttoxeter Road close to Blythe Bridge high school. This prominently placed property consists of two commercial units formally used as a beautician/hair salon and a large three bedroom flat to the first floor. At the rear is ample parking with a side vehicle access. Income Potential £20,000 per annum.

## Location

The Property is located on a busy road of mixed residential and commercial use, with Tesco & Blythe Bridge High School close by.

## Rating

According to the Valuation Office Website, the Rateable Value for the Beauty Salon is £7,300 as of the 2023 rating list rising to £8,800 in 2026.

## Area

Approx 75 sqm

## Planning

Prospective buyers should make their own enquiries as to use with the relevant local authority planning office.

## Shop at 268

**Room 1** 12' 11" x 16' 7" (3.94m x 5.06m)

With wooden floor, Power Point, PVCU door and window to front, built-in units.

**WC** 3' 5" x 4' 6" (1.05m x 1.37m)

With WC and basin and white.

**Room 2** 12' 6" x 10' 5" (3.80m x 3.18m)

With wooden floor, Power Point, built-in units.

**Utility room** 5' 1" x 8' 0" (1.55m x 2.45m)

With tile effect floor, basin, built-in unit, door to rear.

## Shop at 270

**Room 1** 18' 8" x 10' 10" (5.68m x 3.30m)

With wooden floor, Power Point, PVCU window to front, PVCU door to side. Built-in cupboard.

**Room 2** 10' 5" x 11' 1" (3.17m x 3.38m)

With tile effect floor, basin, Power Point

## Hall

With tiled floor, radiator, Power Point, door to side.

**WC** 3' 3" x 5' 6" (1.00m x 1.67m)

With WC and basin in white.

## Flat 270a

### Stairs/ Hall

With PVCU door to front stairs off.

**Office** 8' 3" x 7' 8" (2.51m x 2.33m)

With carpeted floor, radiator, power points.

**Kitchen/Diner** 10' 3" x 14' 7" (3.13m x 4.44m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Wood effect floor. Includes power points, integrated cooker hob and extractor hood, fridge and freezer.

**Living Room** 11' 5" x 15' 5" (3.46m x 4.71m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire, wall lights, patio doors.

**Bedroom 1** 10' 0" x 12' 9" (3.05m x 3.88m)

With carpeted floor, radiator, Power Point.

**Bathroom** 7' 9" x 8' 8" (2.35m x 2.65m)

Modern fitted bathroom suite in white with WC, basin, corner bath with electric shower and screen over. Part tiled walls in tile effect floor. Includes heated chrome towel radiator.

**Bedroom 2** 9' 6" x 9' 0" (2.89m x 2.74m)

With carpeted floor, radiator, Power Point.

**Bedroom 3** 9' 2" x 12' 0" (2.80m x 3.66m)

With carpeted floor, radiator, Power Point.

### Outside

At the rear is gravel parking for three or four vehicles.

## Potential Income

The property has sold as vacant possession but ground floor premises would rent for circa £6000 per unit with the upper flat achieving a rental of circa £8000 per annum.

## 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. 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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# Energy performance certificate (EPC)

270a Uttoxeter Road Blythe Bridge STOKE-ON-TRENT ST11 9LY	Energy rating <b>D</b>	Valid until: <b>19 June 2035</b>
		Certificate number: <b>5535-6926-8500-0420-1222</b>

Property type

Top-floor flat

Total floor area

80 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)