



RORY MACK

ASSOCIATES

**180 UTTOXETER ROAD
BLYTHE BRIDGE
STOKE-ON-TRENT, ST11 9JR**

**FOR SALE
£525,000**

- Rare opportunity to acquire a retail/office premises together with 4 bed house
- Very prominently located property on A521 within ½ mile of the A50
- Open plan sales area extending to 829 sq ft plus storage
- Spacious 4 bed house with well proportioned and private gardens
- Commercial space would suit a range of uses



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GENERAL DESCRIPTION

The property comprises a prominently located family residence together with a self-contained ground floor retail/office premises, very well presented throughout and arranged in open plan offering a rare opportunity to live adjacent to your place of work or alternatively rent out the commercial space to generate a passive income. Originally constructed in the early 1900's as a spacious dwelling house, the property has subsequently been extended at ground level to create the sales area together with storage accommodation which for many years traded as a shoe shop until the proprietor retired.

The residential parts are completely separated from the commercial unit and offers spacious living accommodation all of which has been meticulously looked after by the current owner who has lived and worked from the property for several decades. Externally, there are private well-proportioned and manicured gardens together with a drive leading to a single garage, which could be converted into additional living accommodation. There are also two very useful outbuildings providing external storage accommodation that could compliment the business. The property retains the majority of its original features and has recently had all of the external roof surfaces overhauled and bathrooms have recently been refurbished, leaving only the kitchen to update, giving the buyer an opportunity to put their own stamp on the property.

LOCATION

The property is prominently located on Uttoxeter Road (A521) on the junction with Swan Passage, which provides vehicular access to the property. Blythe Bridge railway station and the junction with Grindley Lane (B5029) is within 50 yards, which provides direct access to the A50 dual carriageway. Blythe Bridge is a desirable urban village location within 5 miles of the centre of Stoke on Trent and the A521 provides one of the principal routes to Cheadle and Tean.

SERVICES

All mains services are connected. Gas fired central heating to the house. Electric panel heaters to the sales area. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion

BUSINESS RATES

The shop has a Rateable Value of £13,500.

Rates Payable: £842.06 pa (23/24) – currently subject to a 50% reduction for Small Business Rate Relief and a further Retail Hospitality Relief Scheme.

The house is Band D for council tax – payable: £2,051.57 pa (23/24)

EPCs

Commercial: 53 (Band C).
Residential: 45 (Band E).

ACCOMMODATION

Ground Floor

(Commercial)

Sales area: 829 sq ft
Storage: 243 sq ft
Kitchen: 60 sq ft
WC: --
Total NIA: 1,132 sq ft

(Residential)

Entrance Hall: --
Living Room: 16'0" x 13' 6"
Dining Room: 12'6" x 16'0"
Kitchen: 14'3" x 14'3"
Utility: 13'3" x 5'9"
Toilet: 6'0" x 3'6"
Boot Room: 8'6" x 3'3"
Garage: 18'0" x 17'3"

First Floor

Landing: --
Bedroom 1: 9'0" x 14'0"
Bedroom 2: 17'6" x 10'6"
Bedroom 3: 9'6" x 16'9"
Bedroom 4: 12'6" x 16'0"
Bathroom: 6'0" x 13'6"
Shower Room: 6'6" x 6'0"

External

Brick built garage/store: 18'3" x 7'9"
Concrete sectional garage: 27'6" x 13'9"

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PLANNING

The commercial parts have a long history of being used for retail purposes having traded as a shoe shop for several decades. Under the current Use Class Order system this also enables the property to be used for office purposes or as a salon. Other commercial uses may also be permitted, subject to planning where necessary.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



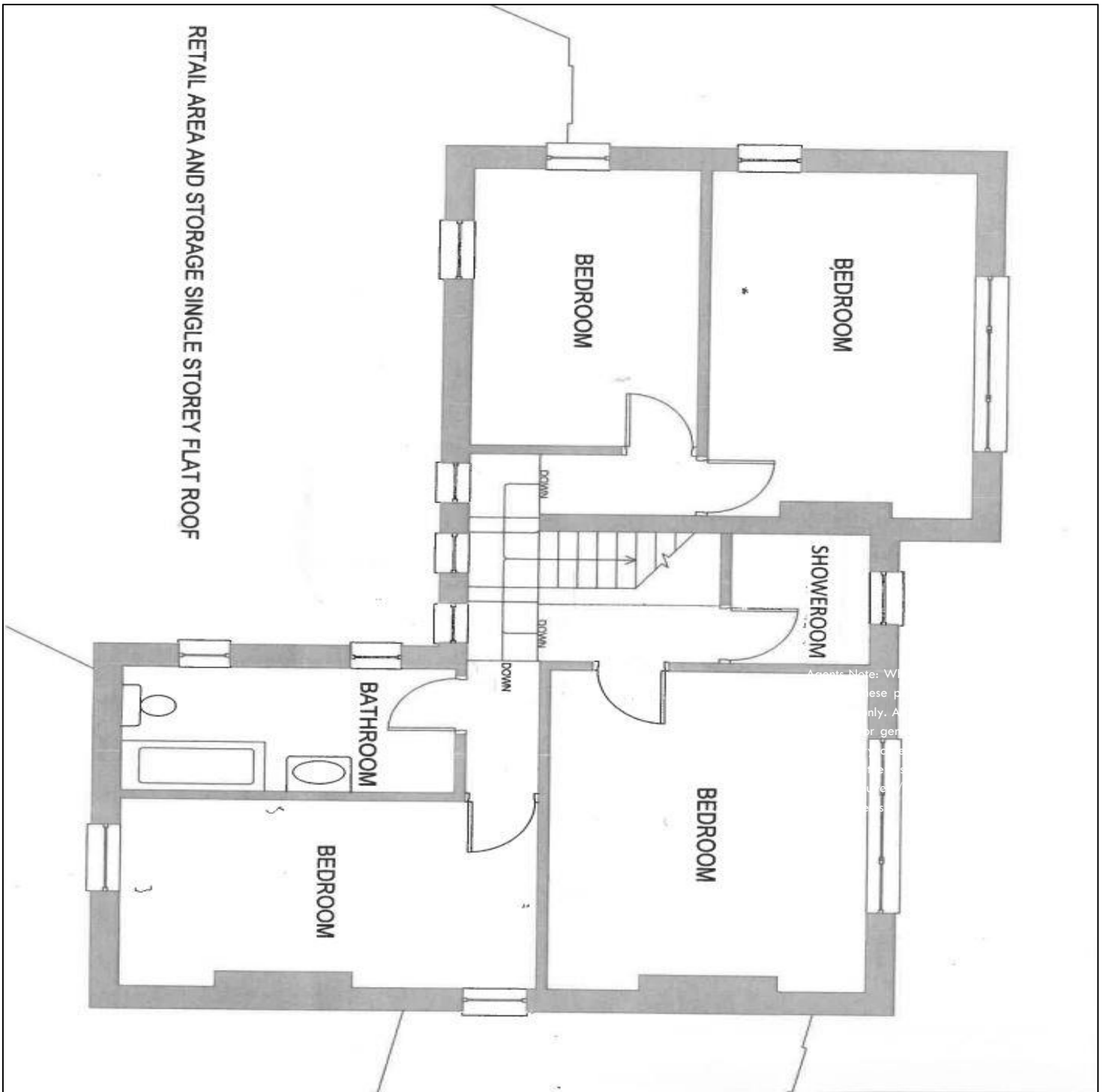
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