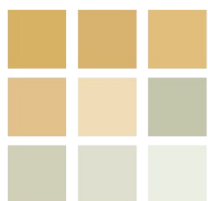




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223 UTTOXETER ROAD  
Stoke-On-Trent, ST11 9JR  
Auction Guide £100,000

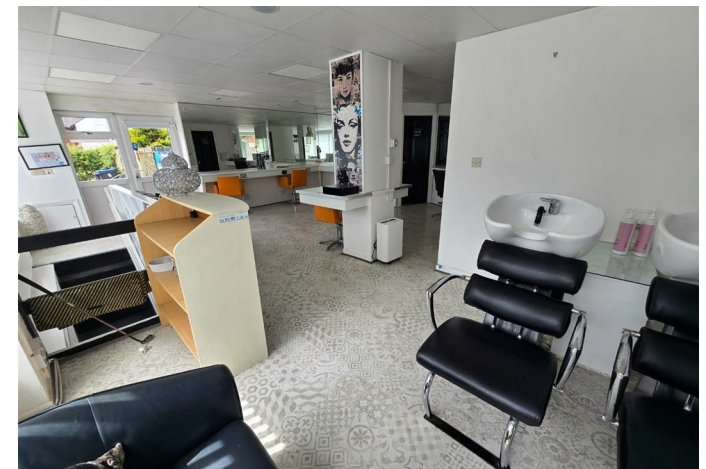
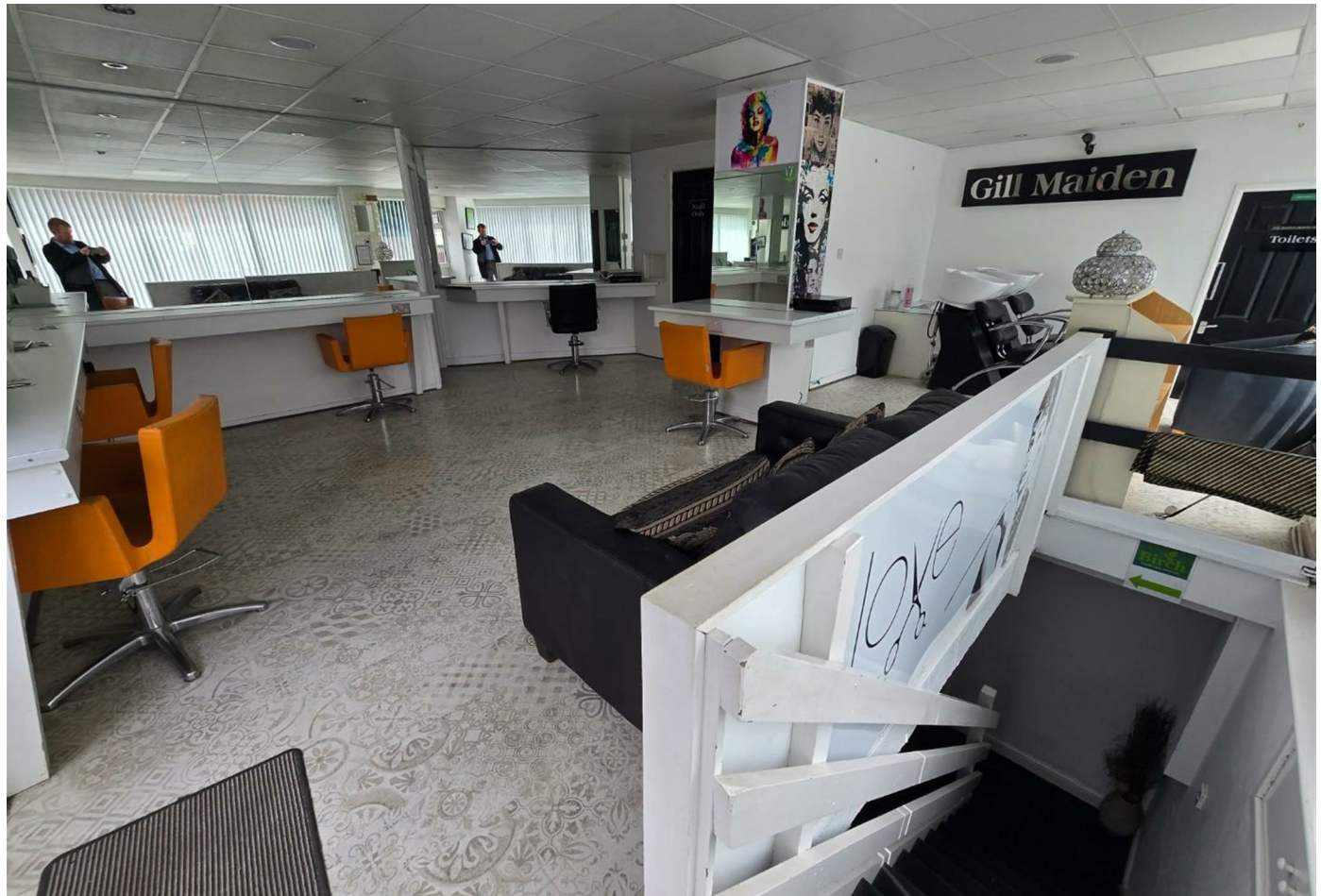


# 223 UTTOXETER ROAD

## Property at a glance

- FREEHOLD THREE STOREY BUILDING
- TWO FLOORS OF COMMERCIAL WITH A FLAT ABOVE
- LOCATED NEXT TO BLYTHE BRIDGE TRAIN STATION
- IDEAL BUY TO LET

For sale via Pearson Ferrier Auctions starting Tuesday 8th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A detached Freehold, three storey mixed use property offering an ideal opportunity for buy to let investors or business owner occupiers. This detached Freehold building is set over three floors and has approx. 1,950 sq ft of internal space (data from EPC). It has two floors of commercial space with a flat above. The property is on a main arterial route between Stoke and Uttoxeter centres located next to Blythe Bridge train station. The property comprises: Ground Floor - Shop area, staff room, kitchen, hallway and W.C.. Basement - Two treatment rooms and a large hallway. First Floor - A flat comprising landing, lounge, kitchen, bedroom and shower room. Externally there is a courtyard garden area to the side. To book your viewing, please contact Pearson Ferrier on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

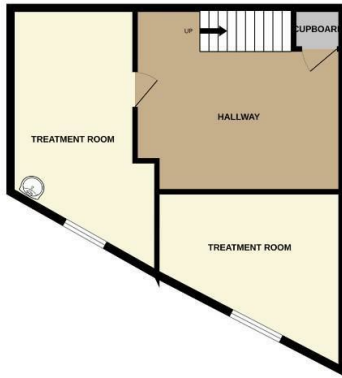




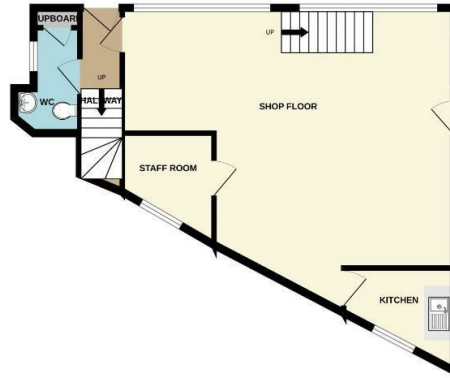




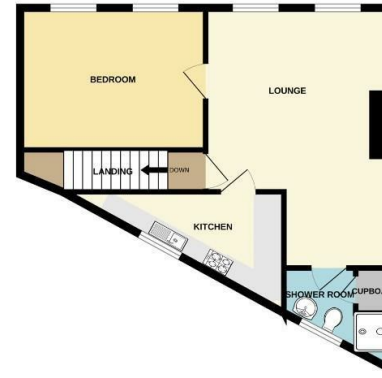
BASEMENT  
471 sq.ft. (43.8 sq.m.) approx.



GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
39-48	F		
1-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
39-48	F		
1-38	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.