Whittaker&Biggs Est. 1930
Rostons Group

116 Baddeley Green Lane, Baddeley Green, Stoke-On-Trent, ST2

Asking Price £175,000

- Freehold mixed-use investment/owner occupier opportunity
- Customer parking to the front
- Historically constructed as a shop and dwellinghouse
- Vacant ground floor retail premises
- Detached garage to the rear
- Potential for a variety of uses subject to any necessary consents
- Prominent roadside position
- First floor accommodation with independent access

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

116 Baddeley Green Lane, Stoke-On-Trent ST2 7HA

An excellent opportunity to acquire a mixed-use freehold property occupying a prominent position on Baddeley Green Lane, comprising a vacant ground floor retail premises together with substantial first floor accommodation. The property was historically constructed as a shop and dwellinghouse, offering a variety of potential uses subject to any necessary consents.

The ground floor retail unit extends to approximately 61.5 sq.m (662 sq.ft.) and benefits from a prominent frontage to Baddeley Green Lane, customer parking to the front and a detached garage to the rear with vehicle access from Malcolm Close. The commercial accommodation is currently vacant, offering an excellent opportunity for owner occupation, letting or alternative uses, subject to any necessary consents.

2 1 null

Council Tax Band: A

Ground Floor Retail Zone A
34.5m²

Ground Floor Kitchen
14.4m²

Ground Floor Mess/Staff Room
6.4m²

Ground Floor Retail Zone B
6.2m²

First Floor

Landing

Reception Room
19'1" x 11'9" max measurements

Kitchen
11'5" x 6'5"

Bathroom
11'6" x 4'6"

Room One
15'10" x 11'11" max measurements

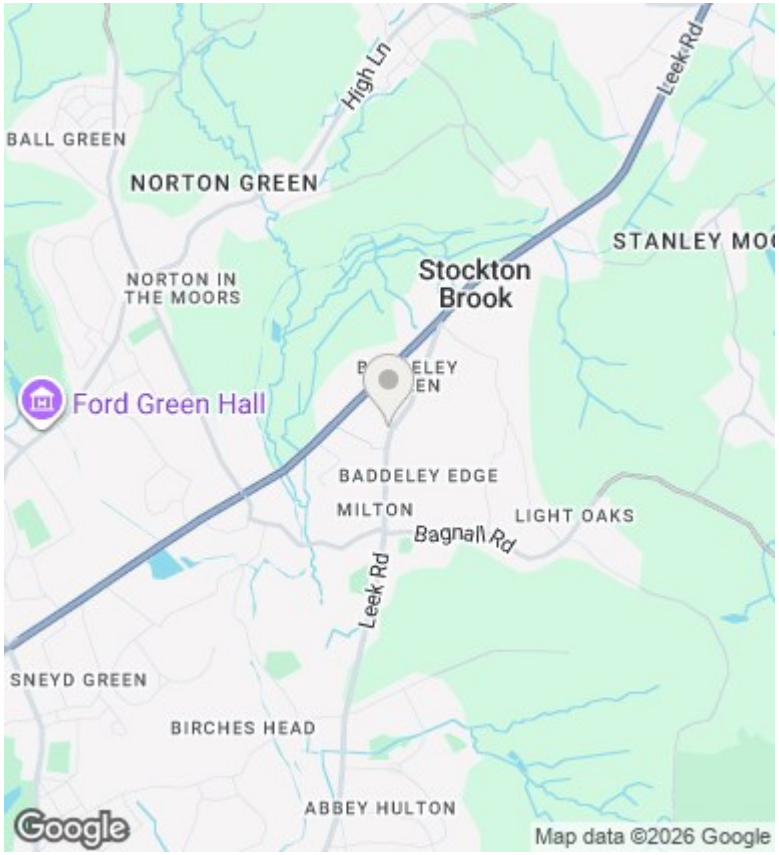
Room Two
11'10" x 11'6"

Externally
Garage to the rear.

Utilities
The property benefits from separately metered utility services to both the ground floor retail premises and the first floor. Both the ground floor and first floor have independent gas and electricity meters, together with their own gas-fired central heating boilers, the first floor boiler is located in the loft space. The ground floor commercial premises is served by a water meter, whilst the first floor apartment is connected to the mains water supply but does not have a separate water meter installed.

NOTE
The first floor accommodation is currently arranged to provide residential-style accommodation. The property title historically refers to a shop and dwellinghouse. Purchasers should satisfy themselves as to the current lawful use of the accommodation and any future use they may wish to make of it, and should rely upon their own enquiries with the relevant authorities.

CAUTION
Hot Water



Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

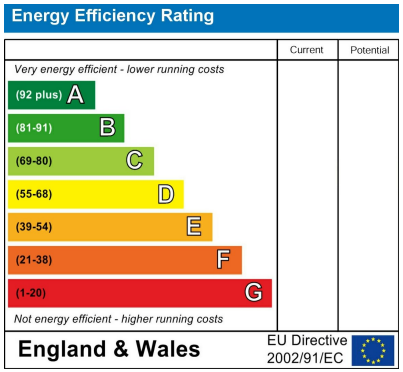


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/