

butters john bee^{bjb}

land & new homes



Gitana Street, Stoke-On-Trent, ST1 1DY

Guide Price £150,000

3961.00 sq ft

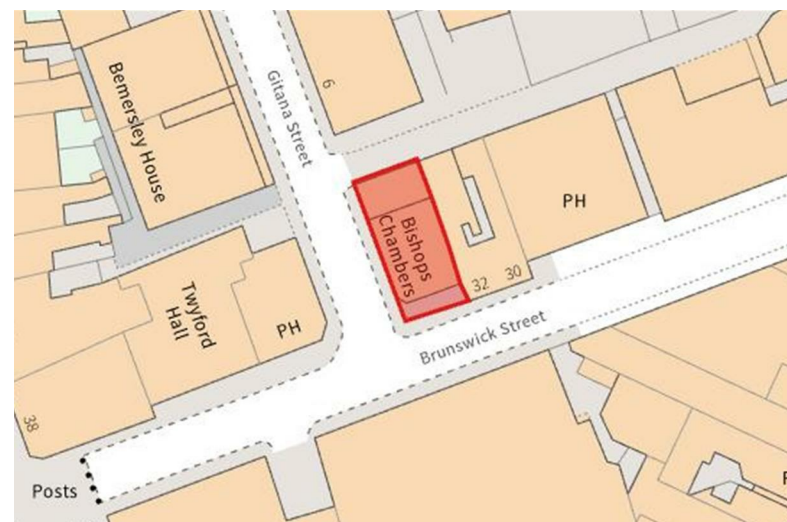
A Town Centre Office Premises

potential for residential conversion into 5 apartments or 14 bedroom HMO (Subject to planning)

For Sale By Auction at 6.30pm on Monday 15th September 2025

at the Double Tree By Hilton Hotel, Festival Park, Stoke on Trent, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com



Gitana Street

Stoke-On-Trent, ST1 1DY

Guide Price £150,000



Description

A 3 storey town centre office space measuring approximately 368 sq. m (3,875 sq.ft) with potential for alternative uses. The client has commission a planning report, outlining the properties potential for residential conversion into 5 apartments or a14 bed HMO. , this report is available upon request.

Location

The property is located in Hanley town centre, the CBD for Stoke-On-Trent, offering access to many local amenities such as the Tesco Extra, The Potteries Centre, and festival park, a popular retail and leisure destination. The Premises is well connected with transport links, such as Hanley bus station which is located less than a mile away and provides connecting routes across the city. Stoke-On-Trent Railway stations located 2.1 miles away and sits on the Oxford to Manchester branch of the west coast main line . Junction 16 of the M6 motorway is accessible via the arterial A500 road.

Local Council

The site is located in the Council district of Stoke-On-Trent City Council <https://www.stoke.gov.uk/>

Planning & Supporting Information.

A planning report was commissioned by the client which identifies that the property may have potential for residential conversion (Subject to planning).

This report is available upon request and concludes 'The alternative schemes will provide much needed residential accommodation in a refurbished existing building. The site is located in a very sustainable city centre location, which is close to amenities and transport links.'

'I would expect that the Council would welcome the development of this small site as its sustainability credentials will fit well into the Council's wider plans for regeneration and provision of good quality housing within the city. Either development will comply with both National & Local Planning Policies and as such should be supported by Council Officers and the Council's Planning Committee.'

NB: Whilst BJB will try and supply as much information as we can about the planning status of the property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Accommodation.

The proposed schemes within the planning report comprise;

Apartments;

- Unit 1 - 1 Bedroom Apartment (48.51 sq.m / 522 sq.ft) - Est. 700 pcm
- Unit 2 - 1 Bedroom Apartment (49.58 sq.m / 534 sq.ft) - Est. 700 pcm
- Unit 3 - 2 Bedroom Apartment (58.09 sq.m / 625 sq.ft) - Est. 1,000 pcm
- Unit 4 - 1 Bedroom Apartment (50.29 sq.m / 514 sq.ft) - Est. 700 pcm
- Unit 5 - 2 Bedroom Apartment (58.09 sq.m / 625 sq.ft) - Est. 1,000 pcm

Total Estimated Annual Income: £49,200 per annum

HMO;

- 14 Bedrooms & associated ground floor communal space - Est £500 pcm per room.

Total Estimated Annual Income: £84,000 per annum

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

Tenure.

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this

lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Rating

The VOA website advises the rateable value for 2023/24 is to be confirmed and may need re-assessment depending on use. The

standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team.

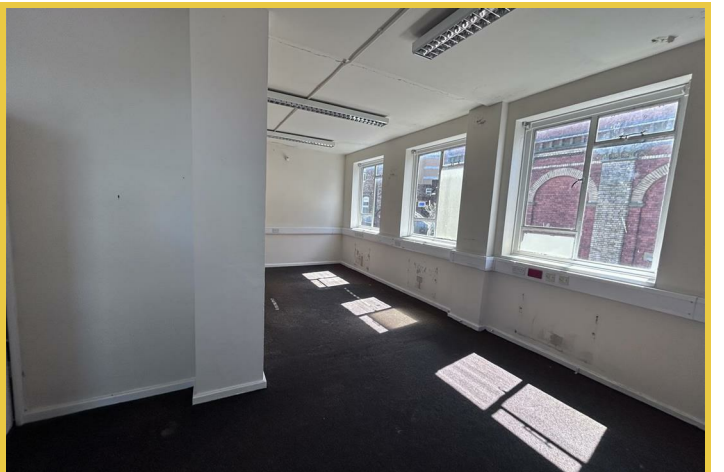
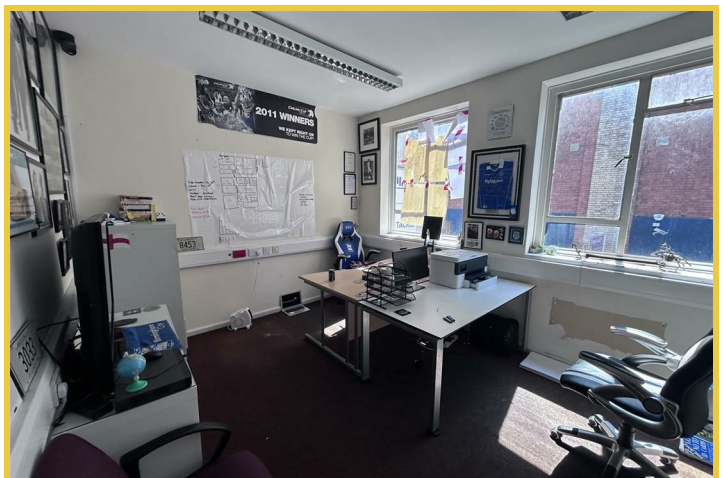
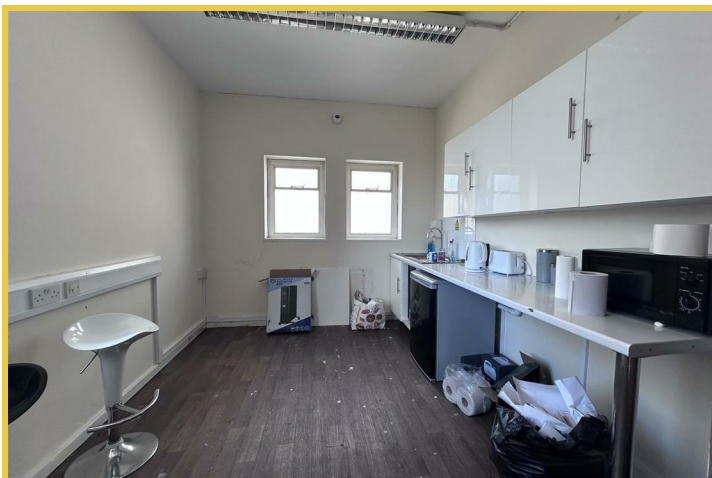
Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

All Enquiries

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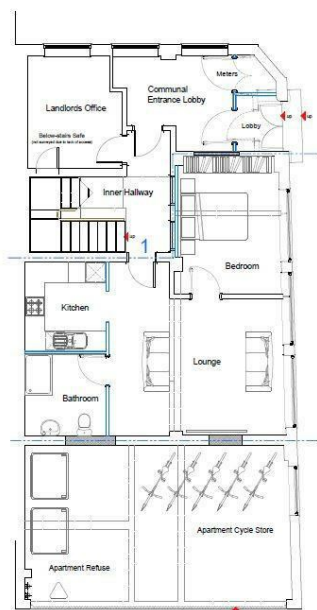
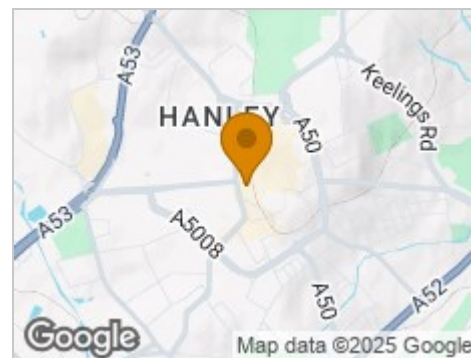
Road Map



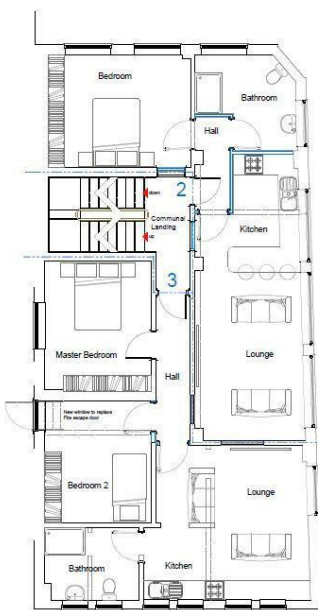
Hybrid Map



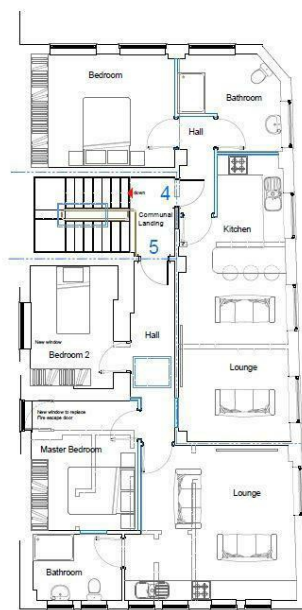
Terrain Map



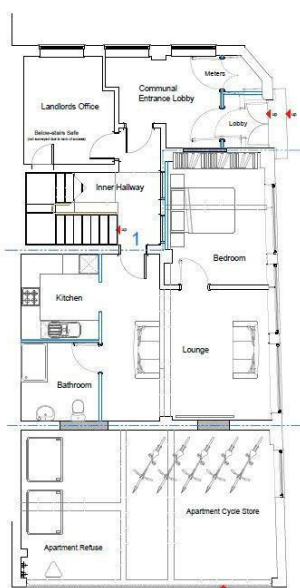
Proposed Ground floor layout
(Apartment 01 (180 sq ft) - GIFA 48.13m² (522 sq ft))



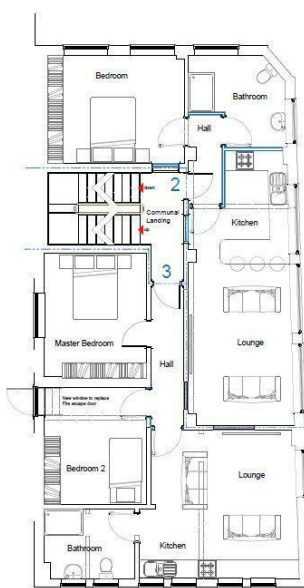
Proposed First floor layout
(Apartment 02 (180 sq ft) - GIFA 48.13m² (522 sq ft))



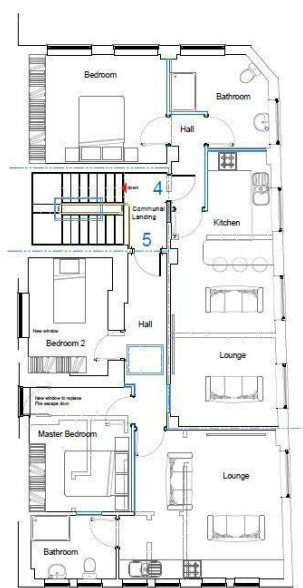
Proposed Second floor layout
(Apartment 03 (180 sq ft) - GIFA 48.13m² (522 sq ft))



Proposed Ground floor layout
(Apartment 04 (180 sq ft) - GIFA 48.13m² (522 sq ft))



Proposed First floor layout
(Apartment 05 (180 sq ft) - GIFA 48.13m² (522 sq ft))



Proposed Second floor layout
(Apartment 06 (180 sq ft) - GIFA 48.13m² (522 sq ft))

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.