

# butters john bee <sup>bjb</sup>

land & new homes



The Bulls Head Lower Bryan Street, Hanley, ST1 5AT

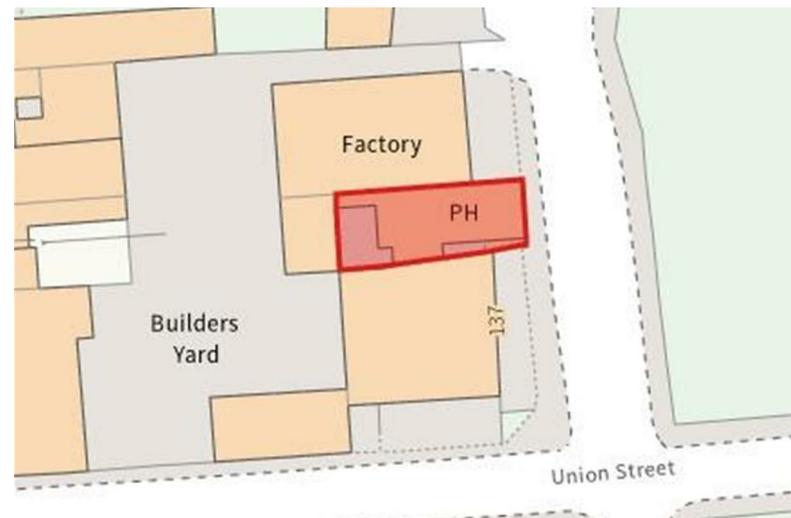
Guide Price £130,000

Public House & 2 Bedroom Apartment

Potential for alternative uses (Subject to planning)

For Sale on Auction terms and Conditions, offers invited.

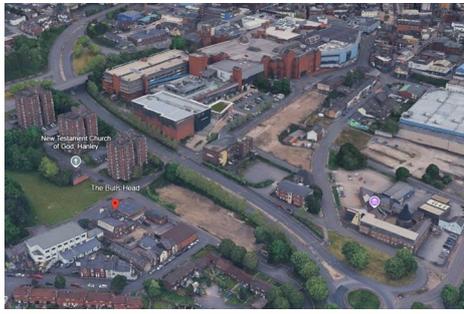
1442.00 sq ft



# The Bulls Head Lower Bryan Street

Hanley, ST1 5AT

Guide Price £130,000



## Description

A fully operational Public House which comprises a Bar / Lounge, Toilets & Smoking Terrace on the Ground Floor, and a 2 Bedroom Apartment on the First Floor.

Due to the properties prominent location, it may suit a range of alternative uses such as residential conversion, subject to obtaining the appropriate planning consents.

## Location

Situated in the heart of Hanley, the Bulls Head occupies a prominent position on Lower Bryan Street, just moments Stoke-on-Trent city centre. This well-connected location offers easy access to a wealth of local amenities, including The Potteries Shopping Centre, cultural attractions such as The Regent Theatre and The Potteries Museum & Art Gallery, as well as a range of restaurants, cafés, and entertainment venues.

Excellent transport links serve the area, with the A50, A500, and M6 all within easy reach, providing straightforward routes to nearby towns and cities. Stoke-on-Trent Railway Station is also conveniently located, offering direct services to Manchester, Birmingham, and London.

## Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

## Accommodation

Existing Premises measures approximately 134 sq.m (1,442 sq.ft) and comprises:

Basement:

- Beer Cellar

Ground Floor:

- Bar / Lounge

- Toilets
- Smoking Terrace

First Floor:

- Kitchen
- Lounge
- Bedroom
- Bedroom
- Box Room / Office
- Bathroom

## Local Council

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

## 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](mailto: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.

## Business Rates

The current Rateable Value for the property is £3,700 per annum.

## EPC

This property's energy rating is D.

## 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](http://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](http://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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

## 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.

## 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.

## Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership.

## Viewings

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

## All Enquiries

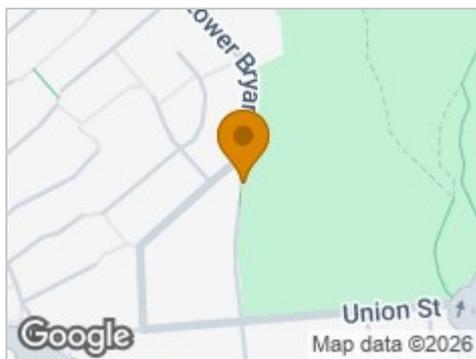
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## Looking for Land & Development Opportunities?

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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



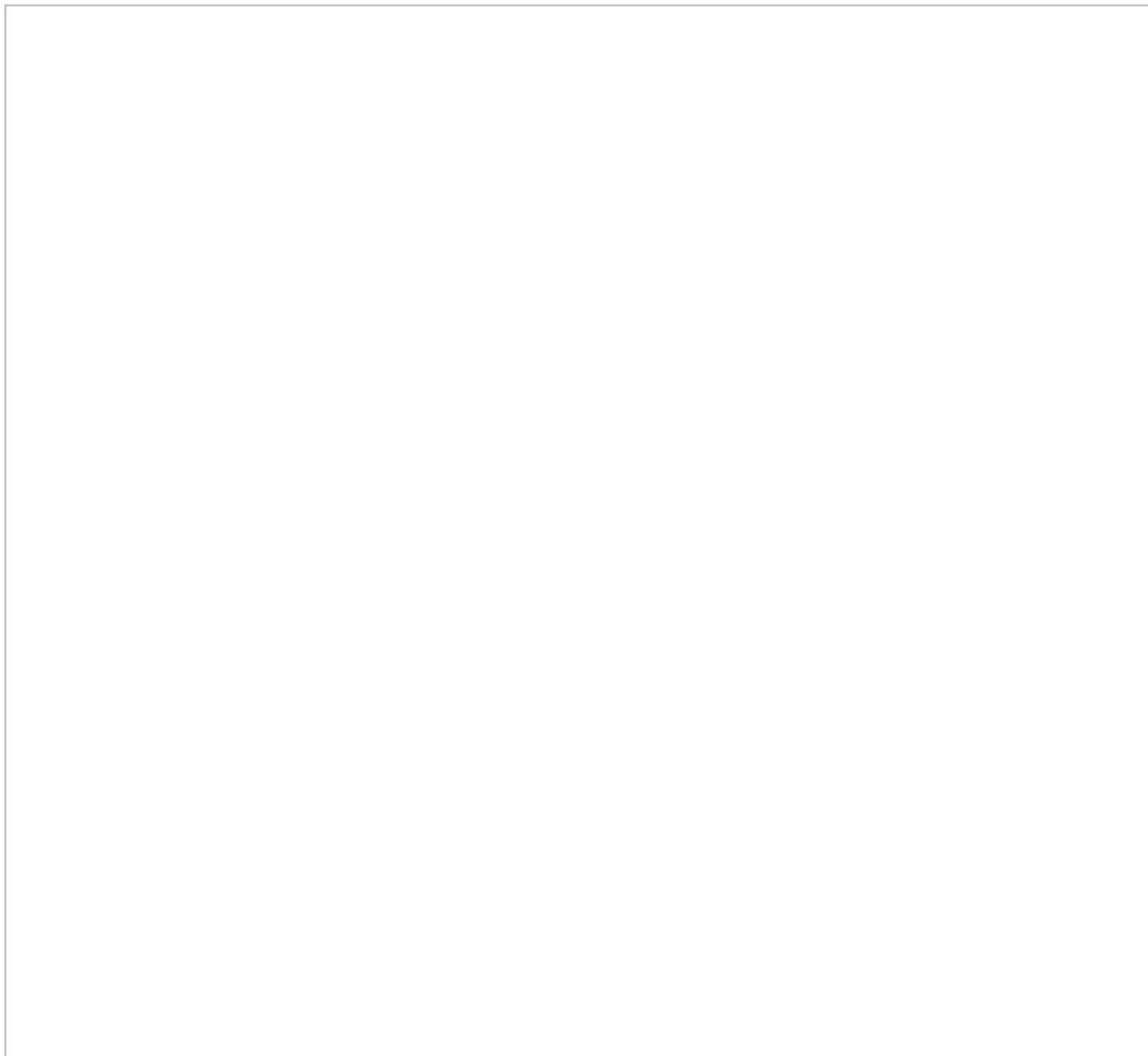
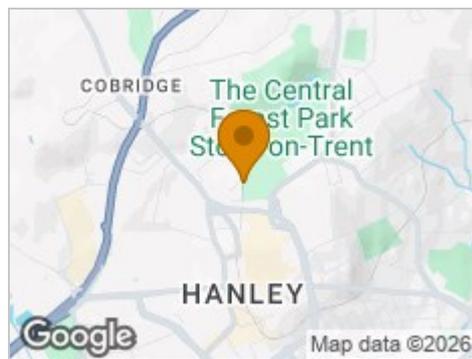
Road Map



Hybrid Map



Terrain Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.