

butters john bee^{bjb} commercial



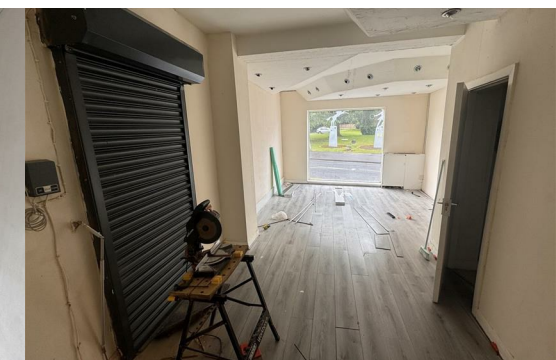
61 George Street & 1A Albert Street
Newcastle-under-Lyme, ST5 1JU



1094.00 sq ft

Offers Over £100,000

Mixed use property for sale consisting of ground floor retail unit and first floor flat. The ground floor retail is vacant and the first floor flat is let producing an income of £675 pcm.



Description

A Two Storey mixed use property. The ground floor retail has two rooms and benefits from two entrances, both from Albert Street, two WCs and a side yard.

The first floor flat is also accessed from Albert Street and consists of two bedrooms, lounge, kitchen and bathroom.

Location

The property is located on the corner of George Street (A52) and Albert Street, with the A52 giving access into Newcastle town Centre, Stoke town Centre and the A500

Accommodation

Ground Floor:

Front Retail : 260 sq ft (24.17 sq m) with w.c. and electric roller shutter door to the side.

Rear Retail : 211 sq ft (19.65 sq m) with w.c and side door.

Total combined : 471 sq ft (43.82 sq m)

First Floor sizes provided by third party:

Living Room: 181 sq ft (16.82 sq m)

Kitchen: 68 sq ft (6.32 sq m)

Utility: 59 sq ft (5.48 sq m)

Bathroom: 69 sq ft (6.41 sq m)

Bedroom 1: 173 sq ft (16.1 sq m)

Bedroom 2: 73 sq ft (6.78 sq m)

First Floor Total: 623 sq ft (57.88 sq m)

Total size 1,094 sq ft (101.64 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating & Council Tax

The VOA website advises the rateable value from April 2026 is £4,750. We understand the property is currently rated as one, and would need separating if the unit is split. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 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.

The Council Tax Band for 1A Albert Street is A.

Tenure - Freehold

Freehold with vacant possession to the ground floor and subject to existing tenancy to the first floor.

The first floor flat is rented at £675 per calendar month by way of an Assured Shorthold Tenancy Agreement. The Tenancy began on 29th August 2025 and expires on 28th August 2026.

EPCs

Energy Performance Certificate numbers and ratings:

61 George Street - 75 'C'

1A Albert Street - 55 'D'

VAT

We do not believe VAT is applicable to this property.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.