



## 1 Gitana Street

Hanley, Stoke-On-Trent, ST1 1DY

Guide Price £150,000 plus

2606.00 sq ft



# 1 Gitana Street, Hanley, Stoke-on-Trent, ST1 1DY

For Sale by public auction on Monday 15th September 2025 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



## Description

A 3 storey office premises which benefits from a loading bay/ warehouse area, within Hanley town centre. The property has a variety of rooms set out over the 3 floors and benefits from separate male & female toilets, kitchen, shower room and 2 built in safe rooms.

## Location

The property is located on the corner of Gitana Street and Brunswick Street in Hanley town centre. It is a few minutes walk from Tesco and the Potteries Shopping Centre.

## Accommodation

### Ground Floor

Secure entrance porch

Reception : 134 sq ft (12.47 sq m) with area behind counter : 37.56 sq ft (3.49 sq m)

Corridor with stairs to upper floors

Room 1 : 97sq ft (9.04 sq m)

Room 2 : 74 sq ft (6.90 sq m)

Room 3 : 153 sq ft (14.19 sq m) with doorway to loading bay

Room 4 : 235 sq ft (21.87 sq m) with doorway to loading bay

Loading Bay : 402 sq ft (37.37 sq m) with roller shutter door

### First Floor

Corridor with fire escape and safe

Room 5 : 153 sq ft (14.25 sq m)

Room 6 : 139 sq ft (12.92 sq m)

Room 7 : 229 sq ft (21.29 sq m)

Room 8 : 131 sq ft (12.15 sq m)

Kitchen : 143 sq ft (13.29 sq m)

Male changing room and w.c. : 43 sq ft (3.95 sq m)

### Second floor

Corridor with fire escape

Room 9 : 334 sq ft (31.05 sq m)

Room 10 : 98 sq ft (9.09 sq m) accessed from room 9

Room 11 : 90 sq ft (8.33 sq m)

Room 12 : 143 sq ft (13.27 sq m)

Ladies w.c.

Shower room

Changing room : 46 sq ft (4.28 sq m)

Former Safe : 96 sq ft (8.95 sq m)

Total : 2,606 sq ft (242.19 sq m)

## Services

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

## Planning

The current planning on the building is unclear and therefore 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

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 upto100% 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.

## Tenure - Freehold

Freehold with vacant possession.

## 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Common Auction Conditions

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

## Buyers Administration Fee

A buyers administration fee of £1,500 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.



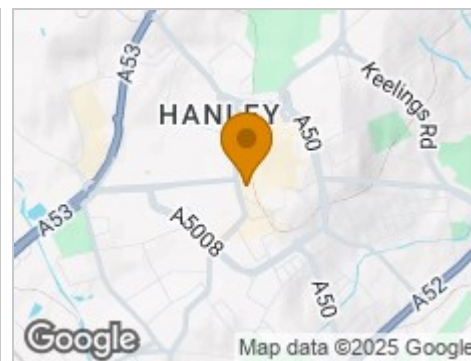
## Road Map



## Hybrid Map



## Terrain Map



## 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.

## Auction Viewing

To view this lot, please contact the selling office.

## Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.

## Addendum

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

## Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.