



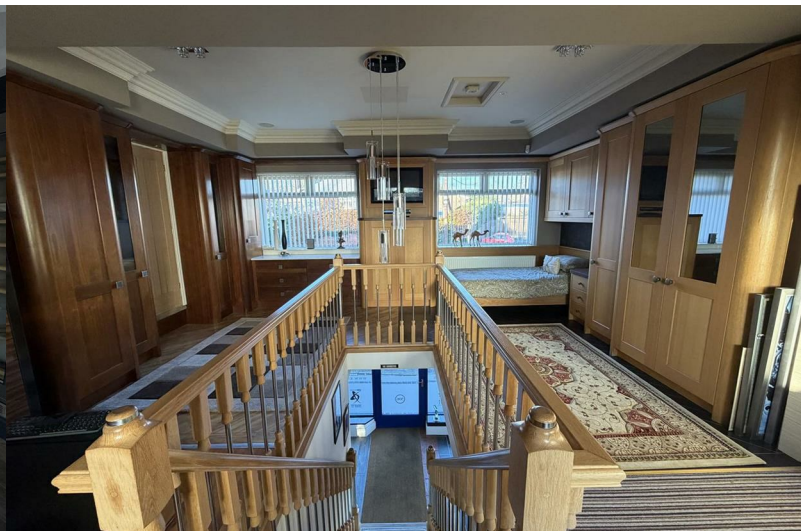
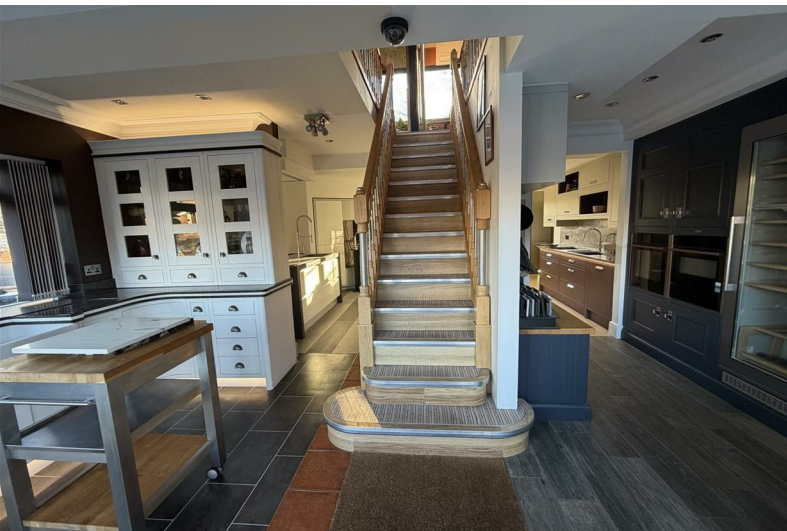
506, 506A & 506B Werrington

Bucknall, Stoke-On-Trent, ST2 9DN

2416.00 sq ft



Asking Price £495,000



506, 506A & 506B Werrington Road

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Asking Price £495,000



Description

A unique opportunity to purchase a quality built and well maintained mixed use property with two storey retail showroom, two self contained fully refurbished high quality flats and a workshop, storage container and yard. The property is located on a main road position on the border of Bucknall and Ash Bank.

The retail showroom benefits from air conditioning, gas central heating and alarm system. The residential flats benefit from thermino heating, double glazing and fitted kitchen and bedrooms. The rear yard has parking for several vehicles behind secure double gates. Viewing is highly recommended to appreciate the quality the property has to offer.

Location

The property is located on Werrington Road (A52) just before it becomes Ash Bank Road on the route from Hanley to Washerwall and Cellarhead. It is approx 2.3 miles from Hanley town centre and 4 miles from the Etruria Road junction with A500, which gives access to the majority of towns under the 'Stoke-on-Trent' umbrella as well as J15 and J16 of the M6. In the opposite direction, Ash Bank Road leads out to the semi rural villages of Ash Bank, Cellarhead, Wetley Rocks and Kingsley Moor.

Retail Showroom

Ground Floor

Showroom : 620 sq ft (57.57 sq m)

Kitchen : 52 sq ft (4.82 sq m)

W.C.

First Floor

Open plan showroom : 481 sq ft (44.64 sq m)

Please note appliances are not included.

First Floor Flat 1

Entrance hall with stairs and store cupboard

Kitchen : 104 sq ft (9.62 sq m)

Lounge : 125 sq ft (11.59 sq m)

Bedroom : 156 sq ft (14.50 sq m)

Shower room : 57 sq ft (5.30 sq m)

Ground Floor Flat 2

Entrance Porch

Lounge : 151 sq ft (13.99 sq m)

Kitchen : 121 sq ft (11.21 sq m)

Bedroom : 120 sq ft (11.16 sq m)

Shower room : 52 sq ft (4.86 sq m)

Workshop

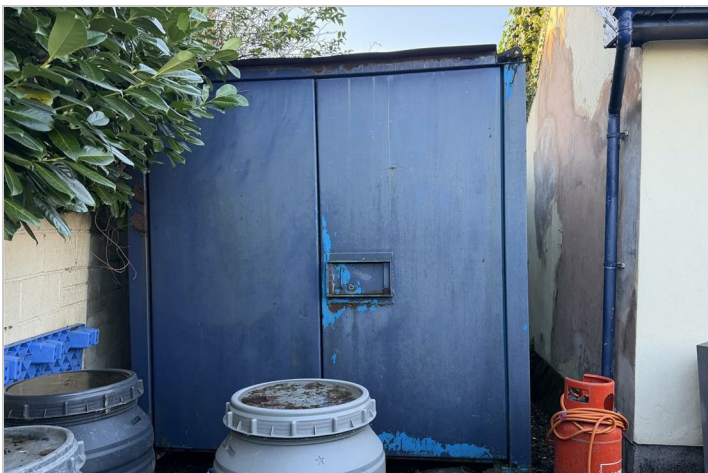
Workshop with manual roller shutter door and pedestrian door : 377 sq ft (35.01 sq m)

Planning

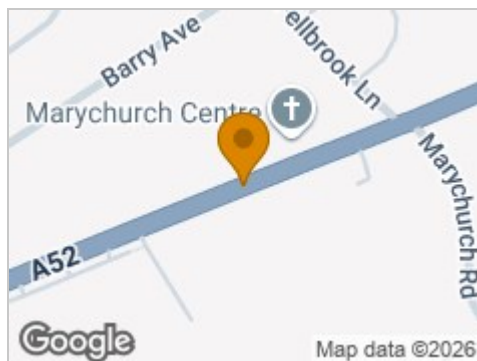
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Services

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



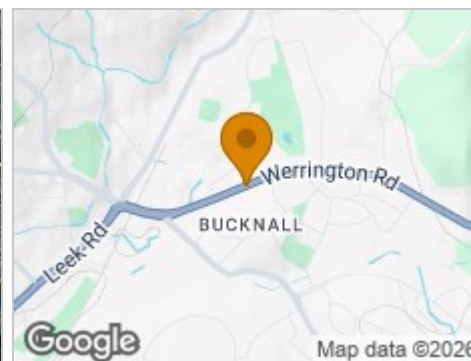
Road Map



Hybrid Map



Terrain Map



Rating

The VOA website advises the rateable value for 2025/26 is £7,900. The standard non-domestic business rates multiplier is 55.5p. 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.

Both flats are listed as council tax band - TBC

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating for 506 (commercial) is TBC

Energy Performance Certificate number and rating for 506A (residential) is 62 D

Energy Performance Certificate number and rating for 506B (residential) is 53 E

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

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.

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