



Former Beardmore & Smith Limited Meadow Street

7613.00 sq ft

Chesterton, Newcastle, ST5 7HU

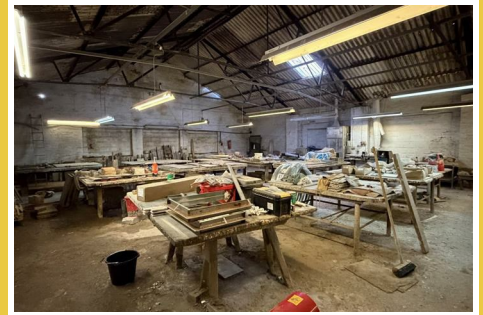
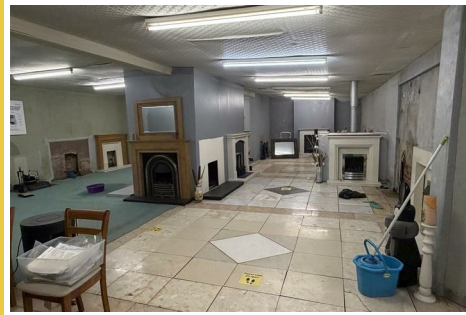


Guide Price £200,000 plus



Meadow Street, Chesterton, ST5 7HU

For Sale by public auction on Monday 1st June 2026 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



Description

The property comprises several different sections which cover a site of approx. 8,400 sq ft as measured using digital mapping. The showroom and office premises are a two storey brick built building with pitched tiled roof. Internally there is an entrance reception, leading to ground floor showroom with some partition walls for fireplace display purposes. There is a ground floor w.c. Stairs from the reception area lead to first floor offices and staff amenities with some double glazed windows. There are two offices, kitchen, 2 x w.c., store cupboard and access to boarded loft (not inspected). The adjoining building is a single storey workshop with the benefit of 3phase electric and consisting of loading bay, main workshop, rear workshop and a mixer room which was a later addition. There is an additional adjoining workshop which was not inspected as at the time it was let to a third party for storage purposes, however will be vacant. This area has been measured using digital mapping. To the front of the premises is an area suitable for parking with space for approximately 2-3 vehicles. In addition there is some outside storage immediately in front of the warehouse.

Location

Meadow Street is within an industrial area of Chesterton located off London Road, with other traders such as Tidysite Skip Services, MW Scaffold Solutions and GP Autos. London Road is approx 600m from Talke Road (A34) running between Talke and Newcastle-under-Lyme and giving access to A500 and J15 & J16 of the M6. Chesterton is a former mining village on the edge of Newcastle-under-Lyme and is the second largest individual ward in the Borough of Newcastle.

Accommodation

Ground Floor Showroom

Reception : 112 sq ft (10.39 sq m)
Front showroom : 938 sq ft (87.17 sq m)
Rear showroom : 1,219 sq ft (113.21 sq m)
w.c.

First Floor Offices

Main office : 343 sq ft (31.91 sq m)
Office 2 : 150 sq ft (13.92 sq m)
Kitchen : 158 sq ft (14.68 sq m)
2 x w.c.
Storage cupboard

Ground Floor Workshop

Loading Bay : 735 sq ft (68.31 sq m)
Workshop : 1,965 sq ft (182.59 sq m)
Mixer room : 185 sq ft (17.18 sq m)
Rear workshop : 832 sq ft (77.26 sq m)

Area not accessed (measured using digital mapping)

Workshop : 976 sq ft (90.7 sq m)

Total : 7,613 sq ft (707.32 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

The VOA website advises the rateable value from 1st April 2026 is £36,500. 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.

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is TBC

VAT

VAT is to be confirmed.

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

Proof of Identity

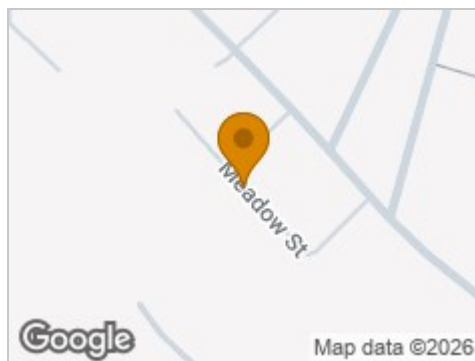
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Common Auction Conditions

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



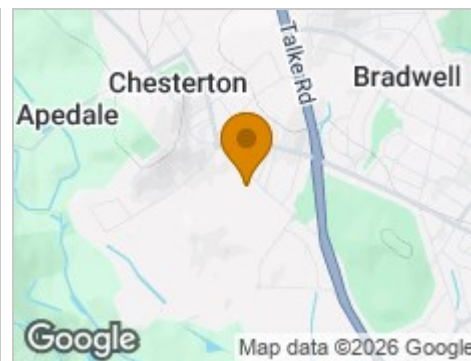
Road Map



Hybrid Map



Terrain Map



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.

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.

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. Further details are available in the catalogue.

Addendum

Check the latest addendum at 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.