



## 34 Hope Street

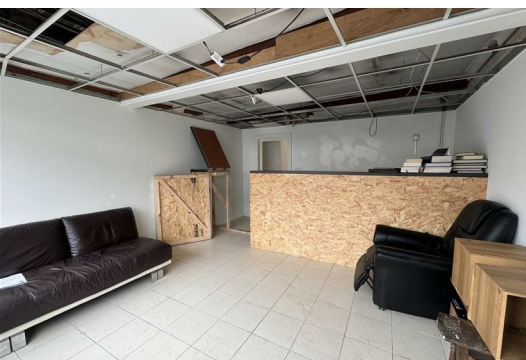
Hanley, Stoke-On-Trent, ST1 5BS

Asking Price £110,000



1231.00 sq ft

A two storey mixed use investment property with ground floor retail and integral first floor living accommodation. The property benefits from gas central heating, double glazed doors and a cellar with power and lighting. The current lease runs from 30th May 2025 to 29th May 2032 at £9,000 per annum for Hot Food Takeaway.



## Location

The property is located on the northern side of Stoke-on-Trent City Centre (Hanley) with good access to the main shopping centre, Cineworld and a number of restaurants and bars. Stoke-on-Trent City Centre has a retail catchment of some 750,000.

## Accommodation

### Ground Floor

Front Retail : 230 sq ft (21.40 sq m)  
Utility / Kitchen : 73 sq ft (6.75 sq m)  
Rear Retail : 362 sq ft (33.63 sq m)  
Enclosed rear yard

### First Floor

Front Room : 218 sq ft (20.23 sq m)  
Kitchen : 82 sq ft (7.61 sq m)  
Shower Room / w.c  
Rear Room : 137 sq ft (12.76 sq m)  
Back Room : 129 sq ft (11.96 sq m)

Total : 1,231 sq ft (114.34 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 for 2025/26 is £2,600. 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 subject to existing lease.

## EPC

Energy Performance Certificate number and rating is 103E

## 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.

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