butters john bee bjb
commercial



108-110 Lichfield Street

Hanley, Stoke-On-Trent, ST1 3DS

583.00 sq ft

RICS Regulated by RICS

Guide Price £25,000 plus





108-110 Lichfield Street, Hanley, ST1 3DS

For Sale by public auction on Monday 7th December 2026 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.







Description

A single storey premises located on Lichfield Street on the outskirts of Hanley. The property is in need of refurbishment but would suit a variety of uses stpp. Please note we are unable to confirm the property's current use and interested parties are advised to make their own enquiries.

Location

Situated in Hanley, Lichfield Street benefits from a prominent and well-connected town-centre location. The area offers convenient access to Hanley's extensive range of shops, cafés, restaurants and leisure facilities, together with excellent public transport connections. Stoke-on-Trent city centre and the wider network of North Staffordshire are readily accessible, making the location well suited to a range of commercial and residential opportunities.

Accommodation

Front Room : 251 sq ft (23.30 sq m)
Room 2 : 122 sq ft (11.38 sq m)
Room 3 : 135 sq ft (12.58 sq m)
Room 4 : 31 sq ft (2.85 sq m)
Bathroom : 44 sq ft (4.07 sq m)

Total : 583 sq ft (54.18 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 the 1st April 2026 is TBC. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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, however it is sold as seen with any contents remaining.

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).

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.

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.

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.



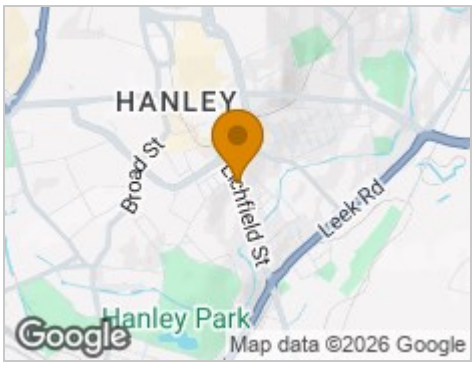
Road Map



Hybrid Map



Terrain Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com