

butters john bee^{bjb} commercial



5 Queen Street

Burslem, Stoke-On-Trent, ST6 3EL

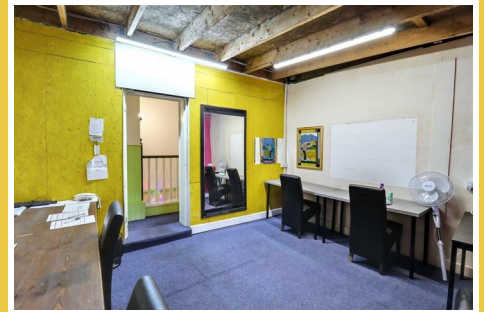
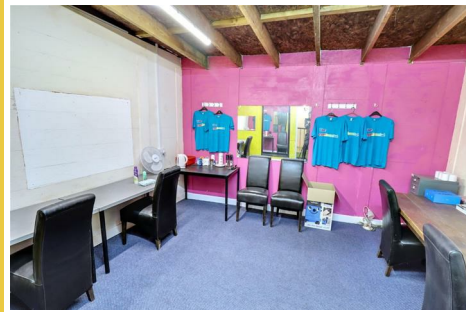
Guide Price £410,000

3724.00 sq ft



5 Queen Street, Burslem, Stoke-on-Trent, ST6 3EL

For Sale by public auction on Monday 20th October 2025 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



Description

Ground floor Public House and entertainment venue with first and second floor 6 Bedroom HMO. The ground floor is currently owner occupied however we understand there is a potential of a lease at approx £33,000 pa - details to be confirmed. The first and second floor HMO is currently let at £36,600 pa.

Location

The property is located on St John's Square in Burslem town centre. Burslem is one of the six towns that form part of the city of Stoke-on-Trent in Staffordshire. The town plays host to a range of amenities, including a full range of Pubs, Bars & Restaurants which serve the nearby Port Vale Football Club. The nearby A500 gives access to the M6 motorway. Longport railway station offers direct connections south into Stoke, east to Derby and Nottingham, and north to Crewe and Manchester.

Accommodation & Rents

Basement:

Beer Cellar : 425 sq ft (39.5 sq m)

Ground Floor:

Bar area: 1,112 sq ft (103.3 sq m)

Snooker room: 300 sq ft (27.9 sq m)

Customer Toilets: 206 sq ft (19.1 sq m)

Staff WC/ cleaners cupboard: 41 sq ft (3.8 sq m)

First Floor:

Managers Office: 206 sq ft (15.4 sq m)

HMO:

Room 3 : 137 sq ft (12.7 sq m) - £500 PCM

Room 4 : 151 sq ft (14 sq m) - £500 PCM

Room 5 : 175 sq ft (16.3 sq m) - £500 PCM

Room 6 : 314 sq ft (29.2 sq m) Split level studio flat with small kitchenette and en suite shower - £550 PCM

Kitchen : 132 sq ft (12.3 sq m)

Bathroom : 107 sq ft (9.9 sq m)

Circulation areas : 196 sq ft (18.2 sq m) including two WC's

Second Floor:

Room 1 : 135 sq ft (12.5 sq m) - £500 PCM

Room 2 : 131 sq ft (12.2 sq m) - £500 PCM

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 April 2023 to present is £12,900. 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.

Tenure - Freehold

Freehold subject to existing tenancies.

A business appraisal & valuation report was commissioned in January 2024 and a copy is available on request.

At the time of these details being prepared the landlord is in conversation with a potential ground floor tenant for the business at a figure of £650 pwk. Any details would be confirmed within the legal pack.

EPC

Energy Performance Certificate rating is C.

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.



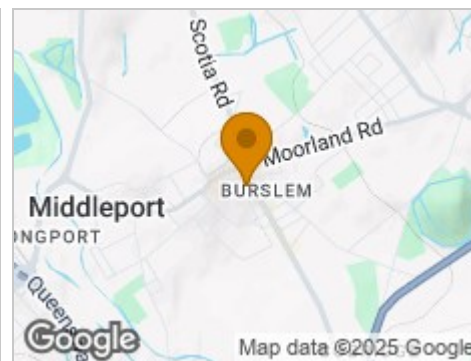
Road Map



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. 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.

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.