



184 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AW

Asking Price £135,000

Land: 0.15 Acres
Offices: 429 Sq ft
Workshop: 466 Sq ft



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**** PLEASE NOTE WHITEHEADS DIY IS NOT INCLUDED AND IS A SEPARATE LISTING ****

Description

184 Werrington Road is a mixed use plot comprising two storey offices of brick construction under a flat roof, detached workshop/shed and surfaced yard. Conveniently situated close to Hanley and occupying a prominent position, this rare opportunity won't be around for long. Available freehold with vacant possession to suit a variety of operators including car sales, vehicle storage/hire etc.

Location

Werrington Road (A52) is on the outskirts of Hanley, Stoke-on-Trent City Centre and leads towards Werrington & Cellarhead. The property is located opposite Asda and within half a mile away, there is Bucknall Community & Bowling Club, Hanley Town Football Club and Bucknall Post Office.

Accommodation

Land: 0.15 Acres

Workshop/Shed: 466 Sq ft (43.32 Sq m)

Office: Ground Floor, WC, Kitchen, First Floor: 429 Sq ft (39.85 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 2025/2026 is £5,900. The standard non-domestic business rates multiplier is 54.6p. 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 NOT applicable to these 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.

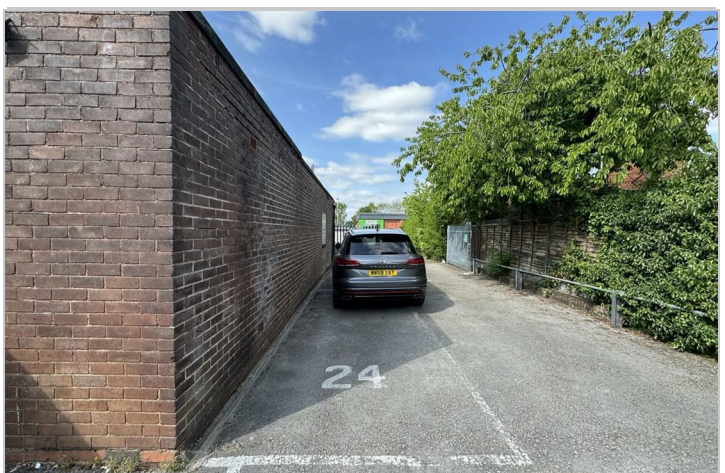
Legal Costs - Sale

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.



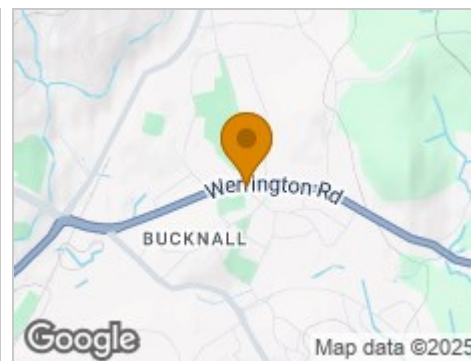
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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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