



38 Hampton Street

Hanley, Stoke-On-Trent, ST1 3EX

£11,500 Per Annum



884.00 sq ft

A ground floor former tattooist parlour with 4 parking spaces, situated on the outskirts of Hanley Town Centre. The property benefits from open plan retail area with additional room, kitchen male & female toilets and a cellar for storage. The property would suit a variety of uses (stpp).



Location

Hampton Street in Hanley, Stoke-on-Trent, runs from Franklyn Street to Lichfield Street near the Joiner's Square area. Historically known for the Imperial Pottery and local pubs like The White Hart, it now serves as an access point for the Joiner's Square Industrial Estate. Hanley is one of the six towns that, along with Burslem, Longton, Fenton, Tunstall and Stoke-upon-Trent, amalgamated to form the city of Stoke-on-Trent. The city has good transport links via A500 giving access to J15 and J16 of the M6, and the A50 to Derby.

Accommodation

Main Area : 685 sq ft (63.66 sq m)

Side Room : 94 sq ft (8.73 sq m)

Kitchen : 95 sq ft (8.80 sq m) with stairs down to cellar.

Gents & Ladies w.c.

Store Cupboard : 10 sq ft (0.94 sq m)

To the side of the building are 4 designated parking spaces.

Total : 884 sq ft (82.13 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 £3,950. 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 - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 80 D.

VAT

VAT is applicable

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.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. The lease is likely to be a Law Society Lease prepared by Butters John Bee, and the cost would be £450 + vat, however this would be dependant on terms agreed.

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.

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com