butters john bee bjb
commercial



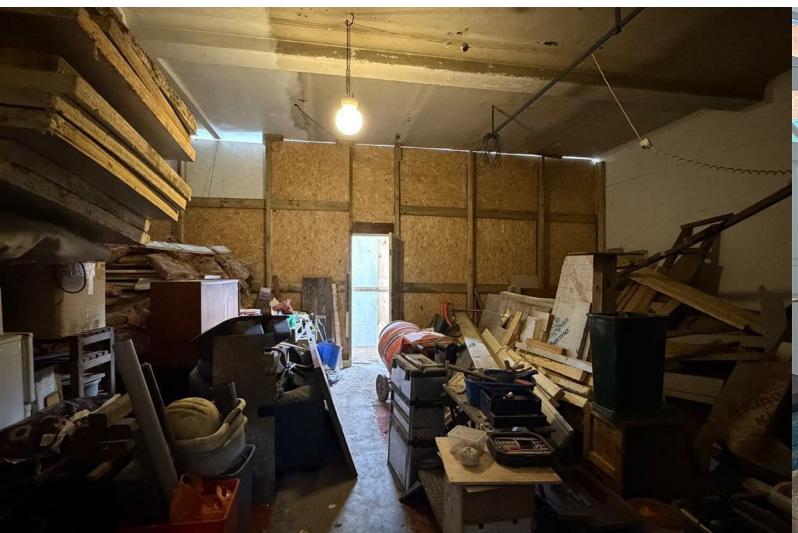
54 Oxford Street

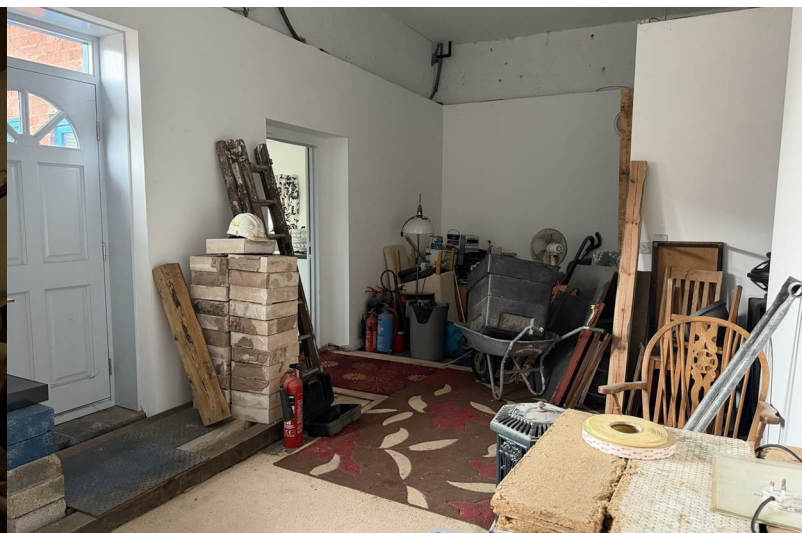
Penkhull, Stoke-On-Trent, ST4 7EE

2550.00 sq ft

RICS Regulated by RICS

Guide Price £165,000 plus





54 Oxford Street, Penkhull, ST4 7EE

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

An opportunity to purchase this unique two storey building with a variety of uses, within Penkhull. Built in approximately 1920's the property was originally a Co-op on the ground floor with social club above, but has since been used as a launderette and most recently a recording studio. In 2007 there was planning permission granted for change of use of ground floor to dwelling and elevation, alterations with conditions under application 47443/FUL. Some renovations and conversion work has been started but due to unforseen circumstances the works have ceased, leaving a wide range of opportunities. The first floor is mainly partition walls and has a suspended ceiling with considerable space above, which may allow for additional conversion. The property benefits from 3 phase electric and has 4 separate consumer units, to assist with internal split.

Location

Oxford Street is located off Honeywall which gives access to A52 leading into Newcastle town centre, Stoke town centre and the A500 which provides access to the majority of the Stoke-on-Trent towns and runs between J15 and J16 of the M6.

Accommodation

Ground Floor
Retail space : 642 sq ft (59.66 sq m)
Middle Room : 387 sq ft (35.96 sq m)
Lounge / Kitchen : 173 sq ft (16.08 sq m)
Rear Room : 68 sq ft (6.28 sq m)
Shower Room : 46 sq ft (4.26 sq m)

First Floor
Recording studio with kitchenette & w.c. has not been measured due to layout and partition walls but we are advised the GIA is the same as below being 642 sq ft (59.66 sq m)
Kitchen / Lounge : 314 sq ft (29.13 sq m) with Mezzanine (not inspected)
Further Room : 278 sq ft (25.86 sq m) with door only metal balcony and fire escape.

Outside : To the side of the property is an enclosed yard with door and access to the cellar.

Total : 2,550 sq ft (236.89 sq m)

Services

All mains services are available subject to any reconnection which may be necessary. There is no gas supply within the building but we have been advised there is a capped off connection outside the property.

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 £1,125. 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.

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.






Road Map



Hybrid Map



Terrain Map



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.

Auction Viewing

To view this lot, please contact the selling office.

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

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