butters john bee bjb
commercial

45 Weston Road

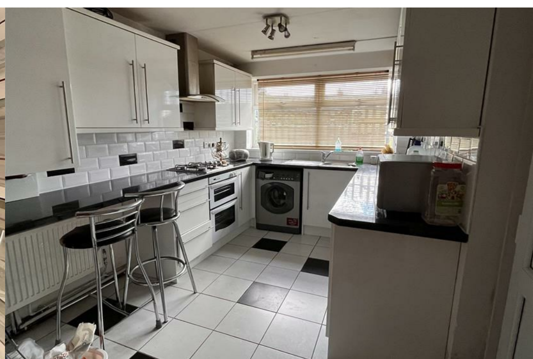
Meir, Stoke-on-Trent, ST3 6AB

RICS Regulated by RICS

1019.00 sq ft

Guide Price £45,000

Two storey mixed use property with ground floor retail unit formerly used as a convenience store and benefitting from a 3 bedroom first floor flat, situated on a main road location. The property also has a rear garden with 1 staff parking space and there is a public pay & display car park nearby. Please note the photographs were taken in 2024 when the property was advertised to let, following a recent break-in we understand the property is now in a poor condition.




Location
The property is situated on Weston Road (A520) near to the roundabout with A50, close to Meir Health Centre and other local retailers such as butchers, co-op store and local fast food retailers.

Accommodation
Ground floor
Retail Area : 374 sq ft (34.74 sq m)
Hallway
Lounge : 71 sq ft (6.64 sq m)
Kitchen : 95 sq ft (8.86 sq m)

First Floor

Front Bedroom: 212 sq ft (19.65 sq m)
Box Room: 50 sq ft (4.65 sq m)
Middle Bedroom: 150 sq ft (13.95 sq m)
Rear Bedroom: 67 sq ft (6.19 sq m)
Bathroom

There is a rear yard with parking space.

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 1st April 2026 is £6,000. 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.

EPC
Energy Performance Certificate number and rating is 100 D

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.

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.