

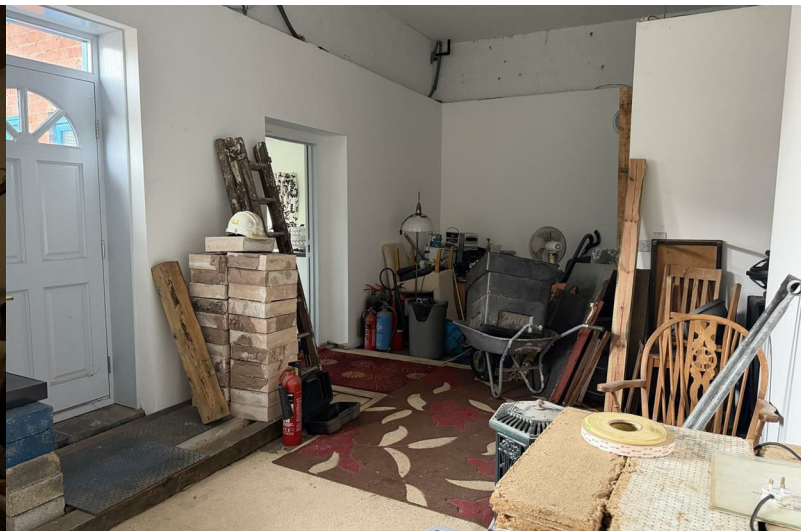
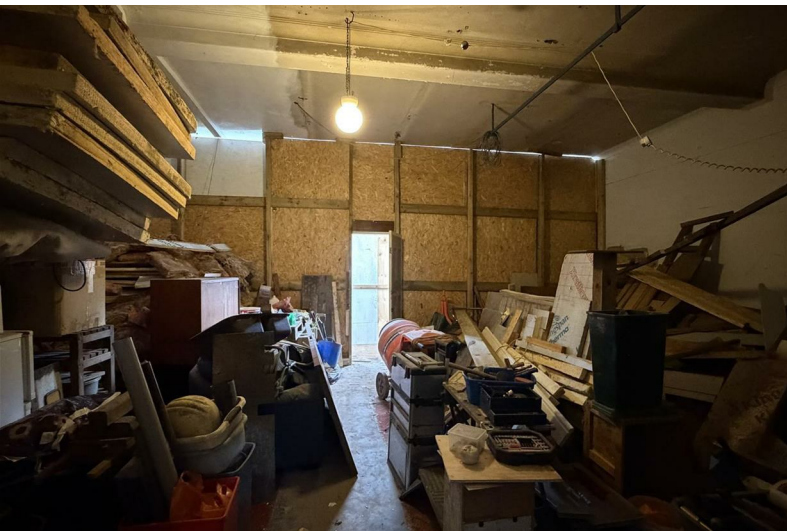


54 Oxford Street

Penkhull, Stoke-On-Trent, ST4 7EE

Asking Price £250,000

2550.00 sq ft



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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 unforeseen 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

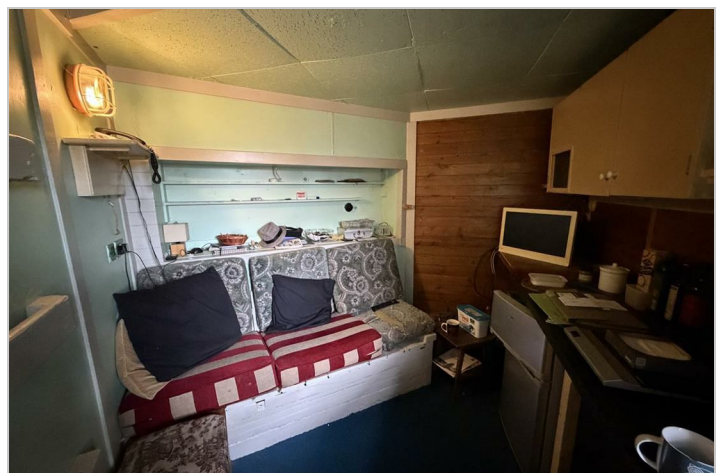
VAT

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



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.



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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