butters john bee bjb
commercial



60 Hamil Road

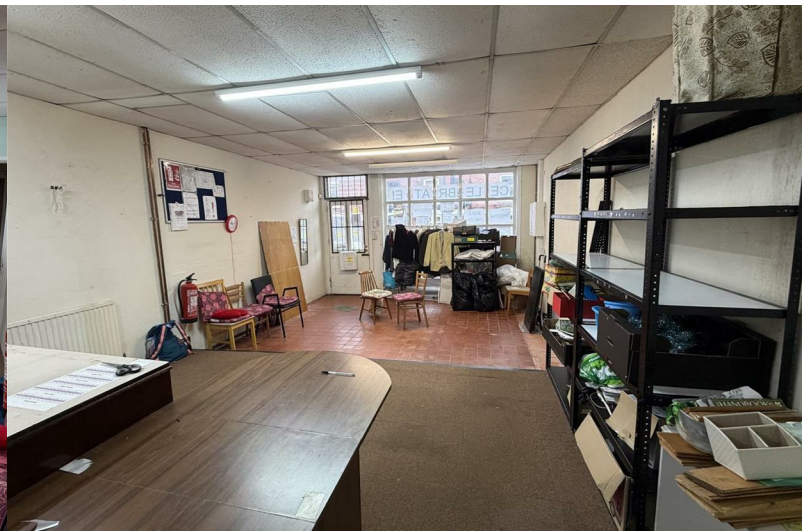
Burslem, Stoke-On-Trent, ST6 1AU

1147.00 sq ft

RICS Regulated by RICS

Guide Price £45,000 plus





60 Hamil Road, Burslem, Stoke-on-Trent ST6 1AU

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

A two storey premises, which has been used as a community centre / charity premises for the last 30 years. The ground floor has a retail area, 2 rooms, kitchen and corridor with doorways to the first floor, and the cellar which benefits from lighting. The first floor has 2 rooms, a kitchen and bathroom, however we cannot confirm if this has ever had residential planning permission. Externally there is an outside w.c and brick built store.

Location

Hamil Road is situated in the historic town of Burslem, one of the six towns of Stoke-on-Trent, offering a convenient location with a range of local shops, supermarkets, schools and everyday amenities nearby. The area benefits from good road links to Hanley, Newcastle-under-Lyme and the wider Potteries, making it an appealing choice for commuters and families alike.

Accommodation

Ground Floor
Front retail : 190 sq ft (17.68 sq m)
Raised retail : 199 sq ft (18.57 sq m)
Middle room : 107 sq ft (9.82 sq m)
Rear room : 78 sq ft (7.28 sq m)
Kitchen : 77 sq ft (7.14 sq m)

First Floor
Front room : 197 sq ft (18.34 sq m)
Middle room : 146 sq ft (13.62 sq m)
Kitchen : 73 sq ft (6.81 sq m)
Bathroom : 80 sq ft (7.40 sq m)

Total : 1,147 sq ft (106.66 sq m)

The property also benefits from a cellar, outside w.c. and outside store 243 sq ft (22.59 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 £7,400. 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.

Please note the sellers are in the process of removing some of the contents within the property so viewing is recommended.

EPC
Energy Performance Certificate number and rating is 90 D

VAT
We have been advised VAT is not 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.

Common Auction Conditions
This property is sold subject to our Common Auction Conditions (a copy is available on request).









Road Map



Hybrid Map



Terrain Map



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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