HAMMOND
CHARTERED SURVEYORS




# Unit 1 Hobson Street, Burslem, Stoke on Trent, ST6 2AW

For Sale: £140,000

Industrial Unit

Gross Internal Area 172.33 sq. m (1,855 sq. ft.)

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 e: info@hammondsurveyors.co.uk www.hammondsurveyors.co.uk
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# Burslem
# Stoke on Trent
# ST6 2AW

Location
The property is located on Hobson Street opposite Lingard Street approximately 0.5 miles to the southeast of Burslem town within an area mixed commercial and residential use.

Description
The property comprises an end-terrace, early-mid 20th century two-storey building of tradition brick and tile construction providing basic industrial/workshop accommodation on the ground floor and ancillary office/storage accommodation on the first floor.

Ground Floor

- Left hand side workshop area benefits from a level access roller shutter loading door to frontage and a 3.87m ceiling
- Right hand side workshop area has a personnel door and window to frontage and gable end and a toilet
- Fluorescent tube lighting
- Gas central heating

First Floor

- Split-level floor arranged as office/storage to left hand side and office/storage and toilet to right hand side.
- Windows to frontage & gable end
- Fire escape to rear
- Fluorescent tube lighting
- Gas central heating

Accommodation

| Description | sq. m | sq. ft |
|---|---|---|
| Ground Floor | 86.82 | 934 |
| First Floor | 85.48 | 920 |
| Gross Internal Area | 172.30 | 1,855 |

Services

- Mains gas, electricity, water and drainage available.
- 100A single-phase electricity
- Ideal i-minim gas combination boiler

Energy Performance
TBC

Planning
Uses within Use Class B2, B8 and E are assumed to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

Rateable Value

- Description: Store & Premises
- Rateable Value £5,200
- Effective Date: 1 April 2026
- Local Authority Ref. Number: 20246010890554

Tenure
Freehold.

Price
£140,000

VAT
Not applicable.

Costs
Each party is responsible for their own costs incurred in this transaction.

Anti-Money Laundering Regulations
The Anti Money Laundering regulations require background checks to be undertaken for all parties acquiring property. We will request proof of identification for the acquiring entity and confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings
By appointment, contact:

Glenn Hammond MRICS
T: 01782 659 905
M: 07957 994 057
E: glenn@hammondsurveyors.co.uk

Phil Webb ANAEA (COMM)
T: 01782 659 905
M: 07821 639094
E: phil@hammondsurveyors.co.uk

Subject to Contract

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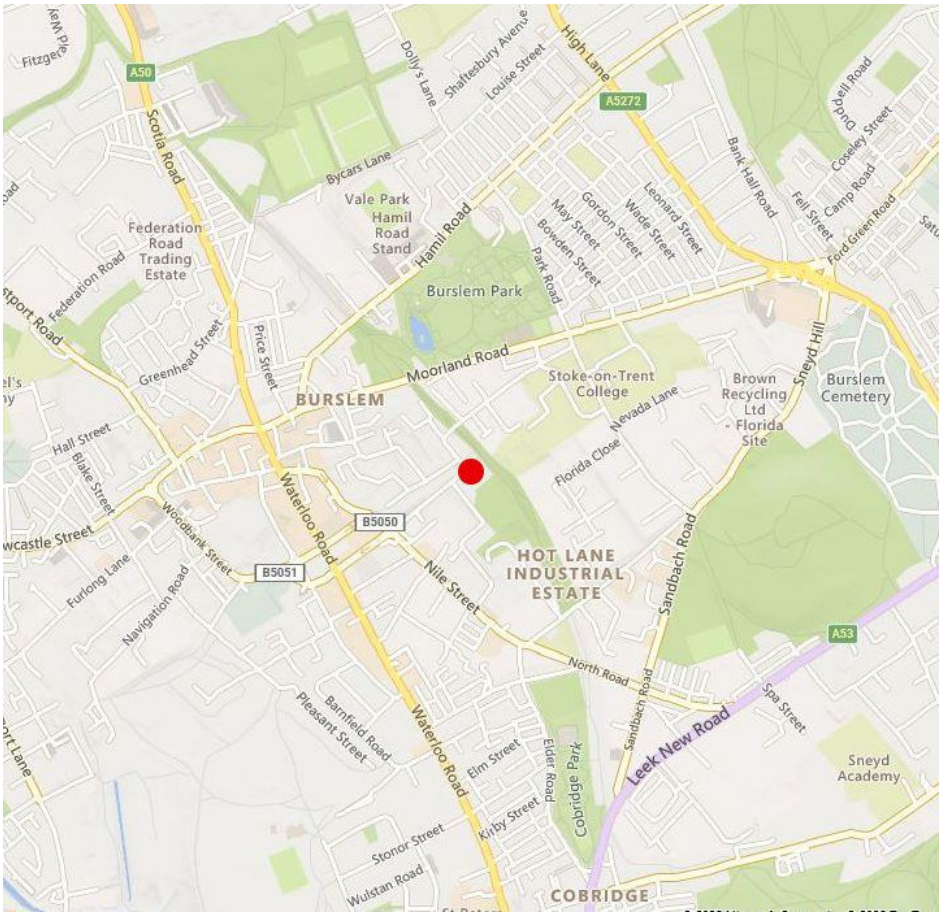


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