

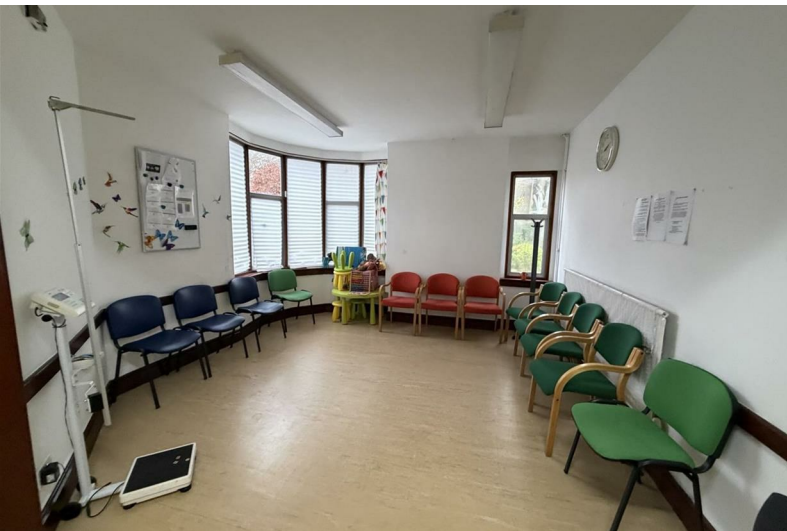


224 Weston Road, Meir, Stoke-On-Trent, ST3 6EE

For Sale by public auction on Monday 9th March 2026 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.

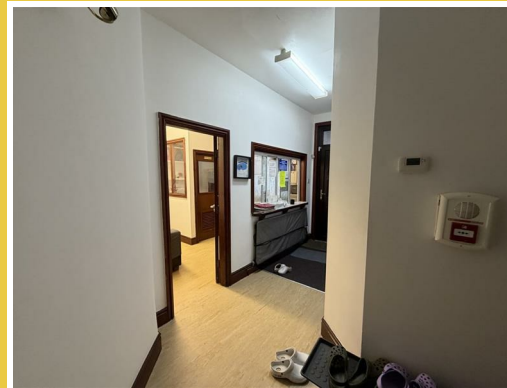
Guide Price £135,000 plus

737.00 sq ft



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Description

The property comprises a detached single storey property of solid brick construction under a pitched tile roof. Windows within the premises are dated aluminium casements with narrow guage double glazing units. To the rear of the building is a detached pre-fabricated garage and parking for up to six vehicles. The premises were originally constructed as a two bedroom residential bungalow but was later converted to its present use as a Doctors Surgery. The total plot area is 635 Sq m (0.16 Acres), the site is bounded by fencing and there is one point of access, direct from Weston Road.

The property would suit conversion back to a residential bungalow subject to the necessary consents and termination of the lease.

Currently let at £7,200 pa on a now ended 5 year lease with the Tenant holding over.

Location

The property is located on Weston Road on the outskirts of Meir in Stoke-on-Trent. The property enjoys excellent road links with the A50 being close by, which in turn links to the A500 and Junctions 15 and 16 of the M6 Motorway.

Accommodation

Office / Reception : 162 sq ft (15.05 sq m)

Waiting Room : 178 sq ft (16.54 sq m)

Operating Room : 222 sq ft (20.62 sq m)

Boiler Room : 19 sq ft (1.77 sq m)

Nurses Room : 105 sq ft (9.75 sq m)

W.C. / Bathroom : 51 sq ft (4.74 sq m)

Total : 737 sq ft (68.47 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 for 2026/27 is £8,100. 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.

Tenure - Freehold

Freehold subject to an existing 5 year lease where the Tenant is holding over and understood to have a rental of £7,200 per annum. The Tenant has been in occupation for 12 years and the current lease is a renewal of the original lease. Please refer to the legal pack for additional information. Although it has not been verified, our client has advised that the tenant is in arrears and therefore forfeiture may be a viable option - please seek legal advice for clarification on this matter as bjb cannot warrant, verify or advise on this any further.

EPC

Energy Performance Certificate number and rating is 106 E

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

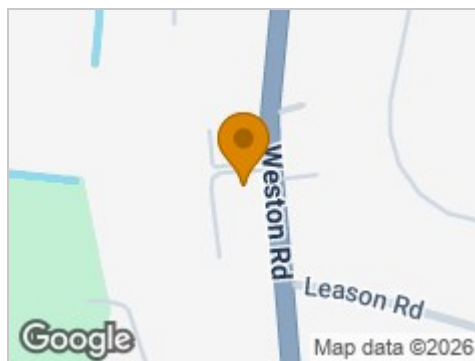
This property is sold subject to our Common Auction Conditions (a copy is available on request).

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.



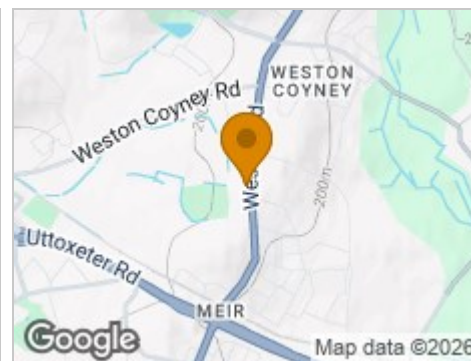
Road Map



Hybrid Map



Terrain Map



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.

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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