

butters john bee^{bjb} commercial



266 Waterloo Road

Cobridge, ST6 3HL

Guide Price £95,000 plus

1043.00 sq ft



266 Waterloo Road, Cobridge, ST6 3HL

For Sale by public auction on Monday 20th April 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 mixed use premises situated on Waterloo Road (A50) between Hanley and Burslem. The ground floor is vacant and has historically been used as a takeaway but most recently as a convenience store. The first floor flat has a separate entrance to the side and is currently let on an AST at £900 pcm / £10,800 pa (further details will be contained within the legal pack).

Location

Waterloo Road (A50) runs between Hanley City Centre and Burslem Town Centre, with access onto Festival Park Retail Park. The A500 is approximately 1.5 miles away and gives access to the Stoke-on-Trent towns, along with J15 and J16 of the M6 motorway.

Accommodation

Ground Floor consisting of 3 rooms, with door to the rear
GF Total : 596 sq ft (55.37 sq m)

First Floor not inspected on this occasion but previous records advise;
Living room, Bedroom, Kitchen, Bathroom
FF Total: 411 Sq ft (38.19 Sq m)

Total : 1,007 sq ft (93.56 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 1st April 2026 is £4,950. 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 with vacant possession on ground floor and subject to existing tenancy on the first floor.

EPC

Energy Performance Certificate number and rating is 44 B.

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.

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.

Road Map



Hybrid Map



Terrain Map



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.