

LOT 101 - Stoke-on-trent

Commercial Auction - 24th March 2026

allsop



Prominent Freehold Mixed Use Investment

12 Stafford Street / Tontine Street, Hanley, Stoke-on-trent, Staffordshire, ST1 1LW

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GUIDE PRICE *

£400,000+

Gross Initial Yield 11%

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Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Comprising an amusement arcade with a self-contained hairdressers above
- Amusement arcade let to RAL Limited (t/a Admiral) on a lease expiring in 2037(1)
- Well located at the junction of Stafford Street and Totine Street within the town centre
- Redevelopment potential subject to existing leases and obtaining all necessary consents
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

£44,000 p.a.

Tenure

Freehold

null



Location

- ★ Stoke-on-Trent is located approximately 33 miles south of Manchester and 37 miles north of Birmingham
- ▲ The city is located approximately 3 miles to the north east of the M6 motorway (Junction 15). The A34 is located circa 2 miles to the west of Stoke-on-Trent
- 🎓 Close to Staffordshire University, a public research university in Staffordshire covering 4 campuses and with approximately 20,000 students enrolled
- 🚉 In close proximity to Stoke on Trent Railway station providing regular services to London Euston, Manchester Piccadilly and Crewe
- 🍷 The property is centrally located on the junction of Albion Street, Stafford Street and Tontine Street in the town centre
- 🏪 Occupiers close by include Savers, McDonalds, B&M, Specsavers and Ryman amongst many others

Planning

- The property may lend itself to alternative uses and/or redevelopment, subject to the existing leases and obtaining all the necessary consents. All enquiries should be made with Stoke-on-Trent City Council. Website: stoke.gov.uk

VAT - VAT is not applicable to this Lot.

Allsop

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Present Lessee	Accommodation	Approx GIA		Lease Details	Current Rent (PA)	Next Review / Reversion
RAL Limited (t/a Admiral) ⁽²⁾	Ground Floor, Part First Floor & Basement	150 sq m	1,615 sq ft	15 years and 23 days from 31.05.2022 Rent review every 5th year Tenant break option on 23.06.2032 ⁽¹⁾ FR& I	£30,000 p.a.	Rent Review 2027
M Turner (t/a Hair & Co)	Part First Floor & Second Floor	86.44 sq m	930 sq ft	10 years from 27.10.2016 ⁽³⁾ Rent Review every 5th year FR& I	£14,000 ⁽³⁾ p.a.	Reversion October 2026 ⁽³⁾
	Total	236.44 sq m	2,545 sq ft	Total	£44,000 p.a.	

(2) For the year ended 31st December 2024 RAL Limited reported a Turnover of £133m, a Pre-Tax Profit of £25.9m, Shareholders Funds of £26,263,441 and a Net Worth of £16.6m (Source Experian 03.03.2026)

(3) Ongoing discussions for a reversionary 10 year lease from expiry of the current lease at a rent of £10,000 p.a. without break clauses.

NB. Not measured by Allsop. The RAL Ltd demised floor area has been sourced from the EPC register and M Turner demised floor area has been sourced from voa.gov.uk

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



GOAD Map





Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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