



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.)

Unit 1 Hobson Street  
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](mailto:glenn@hammondsurveyors.co.uk)

Phil Webb ANAEA (COMM)

T: 01782 659 905

M: 07821 639094

E: [phil@hammondsurveyors.co.uk](mailto:phil@hammondsurveyors.co.uk)

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility, and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoing and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.







