



**1 & 1A WATERLOO ROAD,  
BURSLEM, STOKE ON TRENT,  
STAFFORDSHIRE, ST6 2EH**

**AUCTION EVENT  
GUIDE PRICE  
£120,000**

- Retail/office premises suitable for conversion to HMO or assisted living
- Total NIA: 2,032 sq ft including lower ground plus cellar space
- Located in the centre of Burslem close to all amenities
- EPC: TBC



# 1 WATERLOO ROAD, BURSLEM

## STOKE ON TRENT, STAFFORDSHIRE

ST6 2EH

### GENERAL DESCRIPTION

A large and prominently located three storey property of brick elevations with a pitched tiled roof which was comprehensively refurbished in 2012 as part of the Burslem Improvemnet Grant Scheme. The charachterful property has previously been used for both retail and office use, although lends itself to be converted into a HMO or similar with the potential for 5 rooms or 6 if the shop is also converted. Internally the property has gas central heating and single glazed timber windows. All rooms are carpeted and very little work is required internally. According to the council some sound installation, a fire alarm system and an additional landing on the top floor would be required for planning to be considered for a HMO. Please note, the ground floor salon is occupied until mid June when the lease will come to an end.

### LOCATION

The property is located towards the top of Waterloo Road at the junction with Nile Street and opposite the George Hotel and Swan Square. Burslem is ideally located off the A500 within easy reach of junctions 15 and 16 of the M6 motorway.

### SERVICES

All main services are connected. No services have been tested by the agents.

### VAT

The sale price and rent are not subject to VAT

### TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. Alternatively the freehold is available, subject to contract and with vacant possession upon completion.

### AUCTION DETAILS

Auction starts 9am, Thursday 26th February 2026 with  
'SDL Property Auctions'.

[Commercial Property in Stoke-On-Trent | 1 & 1A Waterloo Road - SDL Property Auctions](#)

### BUSINESS RATES

#### 1a Waterloo Road, Burslem, ST6 2EH

Rateable value £4,650

Rates payable £2,320.35 pa (24/25)

Note: if you qualify for small business rates relief you should be entitled to a 100% rate exemption.

### ACCOMMODATION

#### Shop

##### Ground floor

Sales area	307 sq ft
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##### Lower Ground

Back office	127 sq ft
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Kitchen	118 sq ft
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WC	--
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<b>NIA</b>	<b>552 sq ft</b>
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#### Main Property

##### Ground floor

Room 1	141 sq ft
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Room 2	212 sq ft
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##### First floor

Room 1	267 sq ft
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Room 2	156 sq ft
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Room 3	237 sq ft
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WC	--
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##### Second floor

Room 1	179 sq ft
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Room 2	288 sq ft
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<b>NIA</b>	<b>1,480 sq ft</b>
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<b>Total NIA</b>	<b>2,032 sq ft</b>
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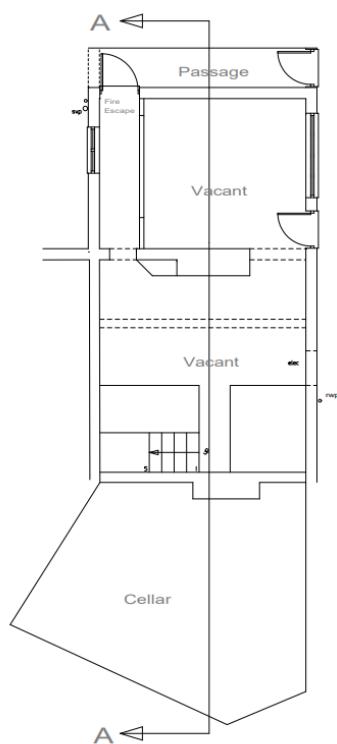
### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

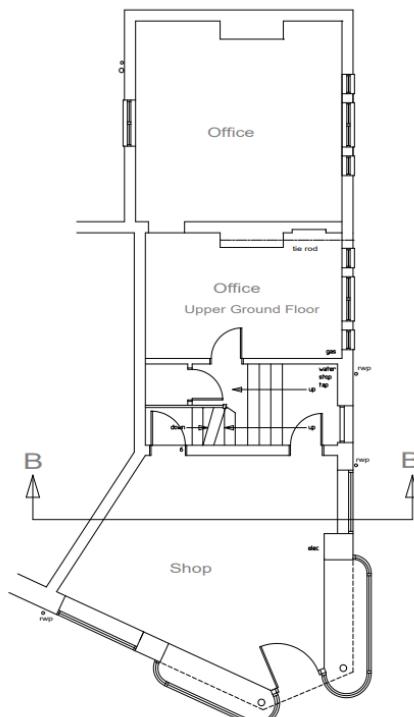
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STOKE ON TRENT, STAFFORDSHIRE

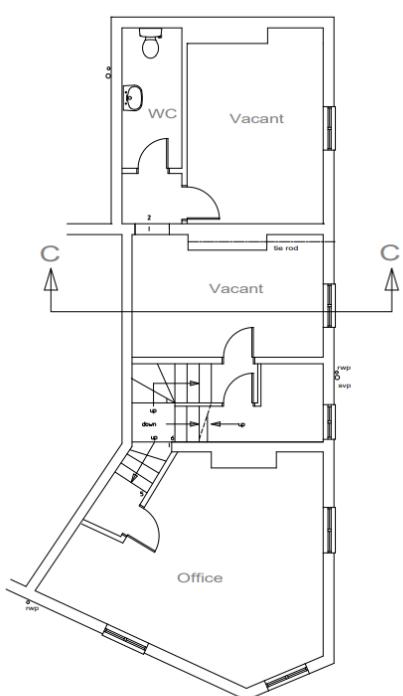
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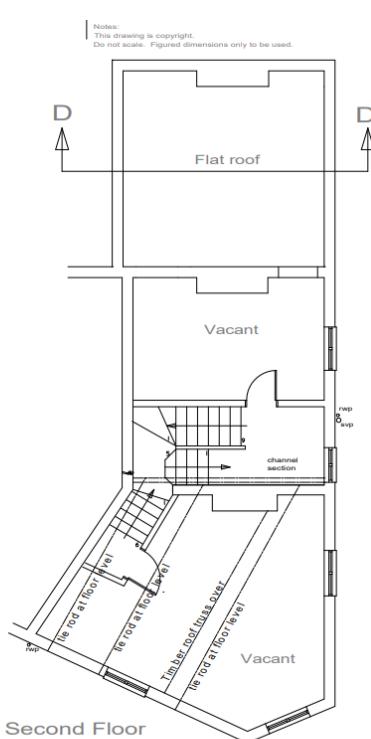
Basement and Cellar



Ground Floor



First Floor



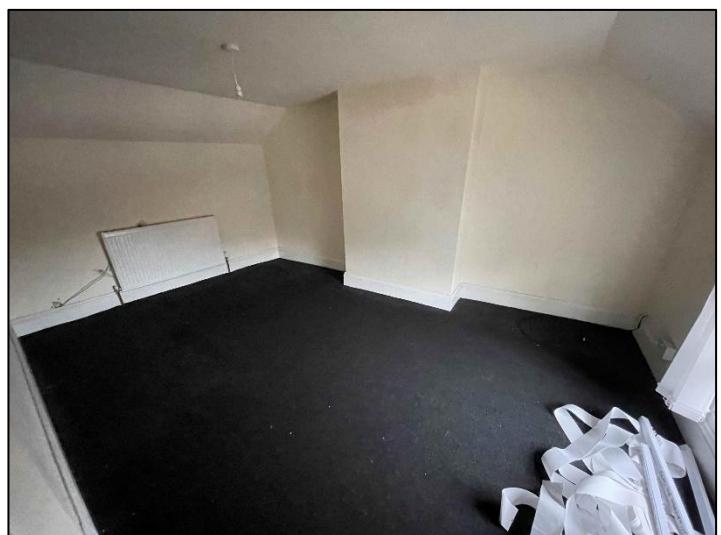
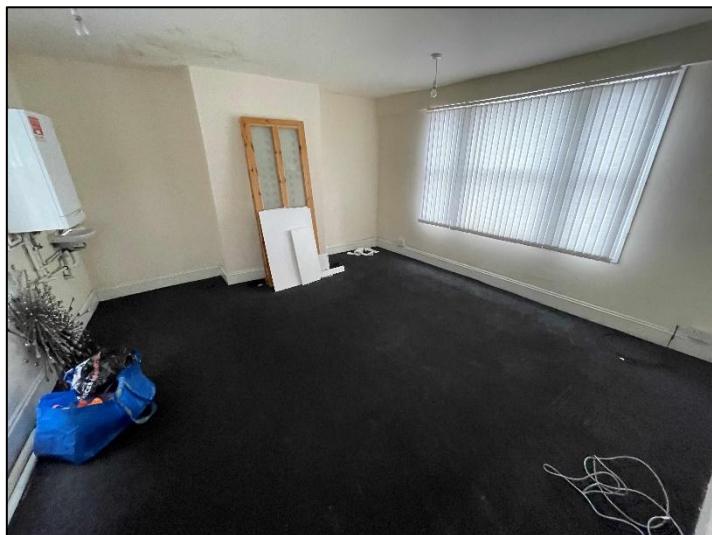
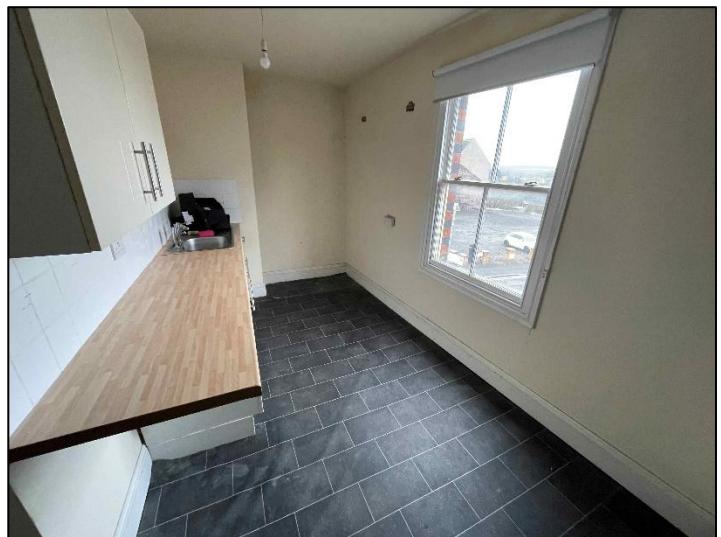
Second Floor

Notes:  
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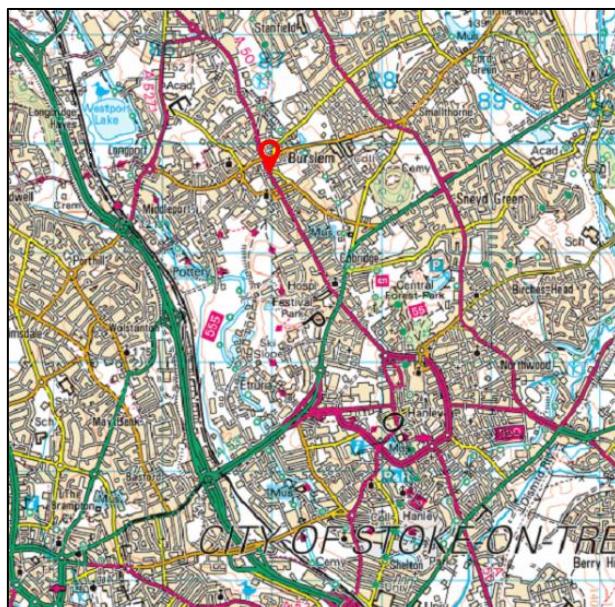
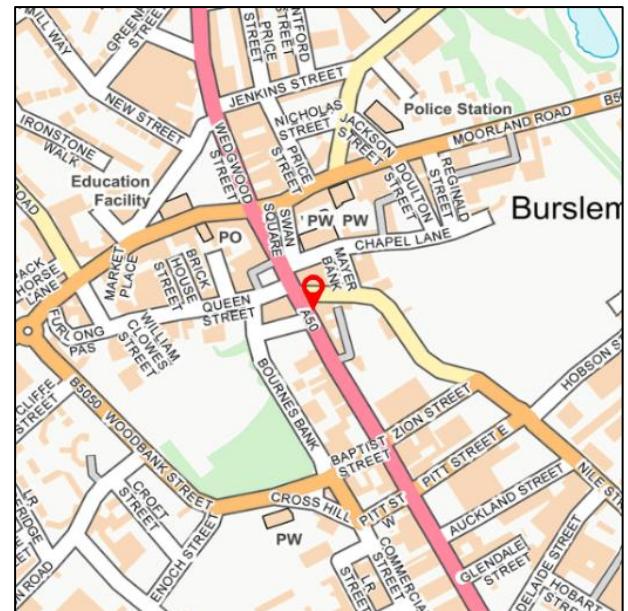
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## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements