

RORY MACK

ASSOCIATES



**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



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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 characterful 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

Lower Ground

Back office 127 sq ft

Kitchen 118 sq ft

WC --

NIA 552 sq ft

Main Property

Ground floor

Room 1 141 sq ft

Room 2 212 sq ft

First floor

Room 1 267 sq ft

Room 2 156 sq ft

Room 3 237 sq ft

WC --

Second floor

Room 1 179 sq ft

Room 2 288 sq ft

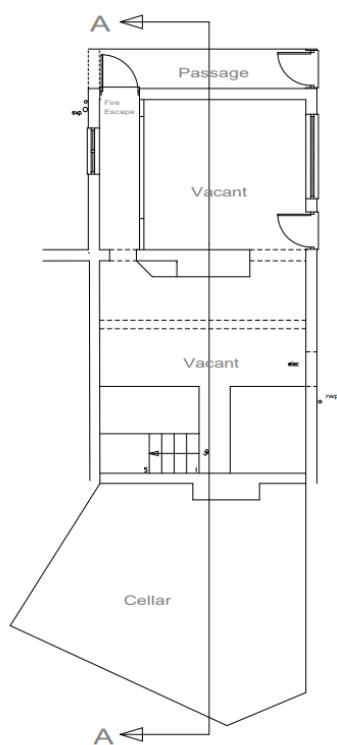
NIA 1,480 sq ft

Total NIA 2,032 sq ft

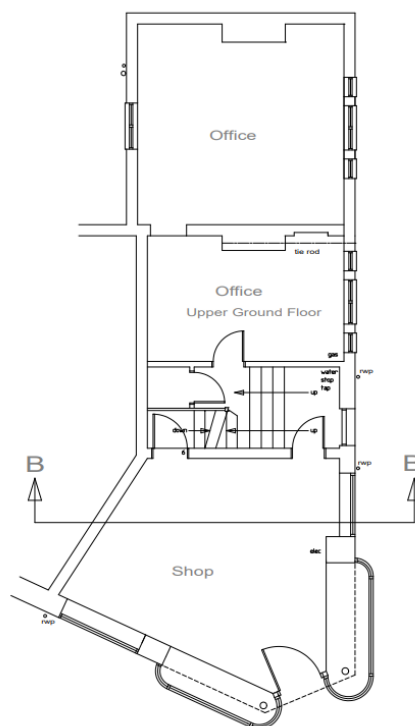
ANTI MONEY LAUNDERING REGULATIONS

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.

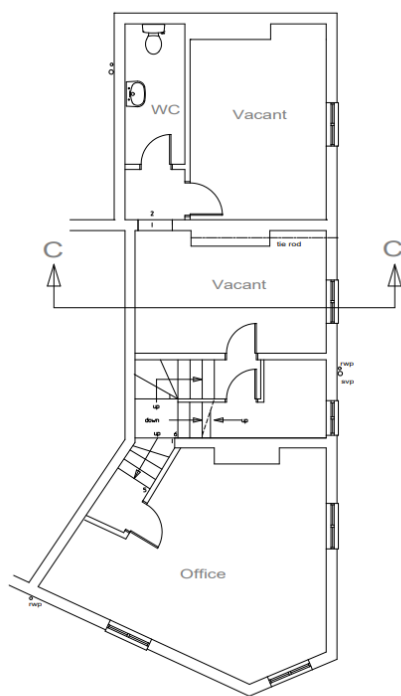
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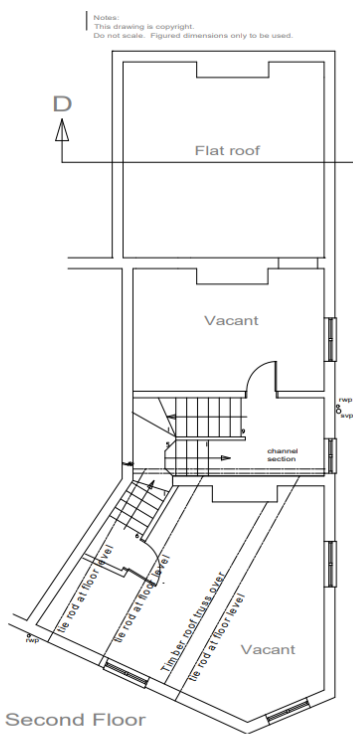
Basement and Cellar



Ground Floor

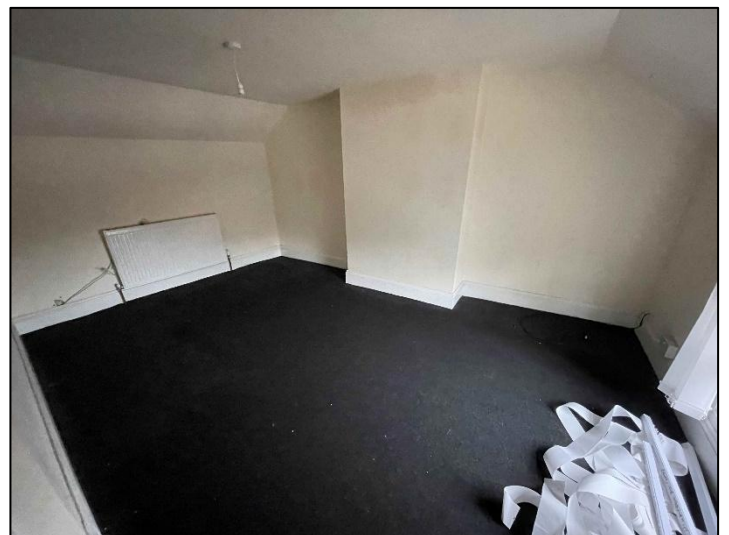
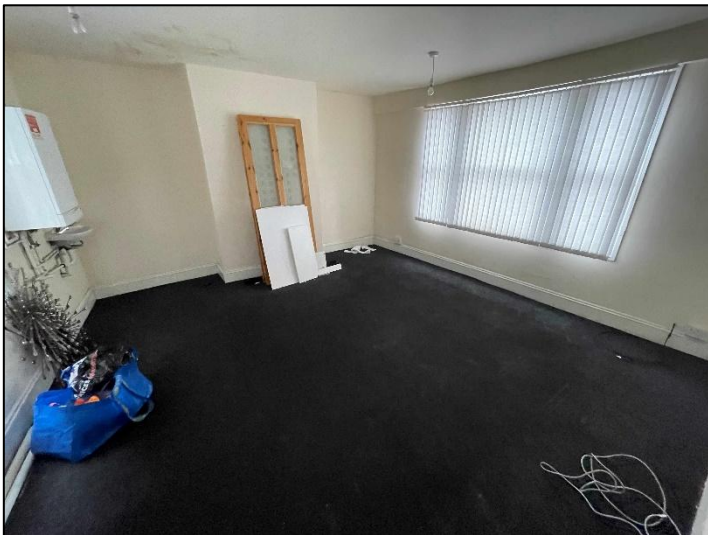


First Floor

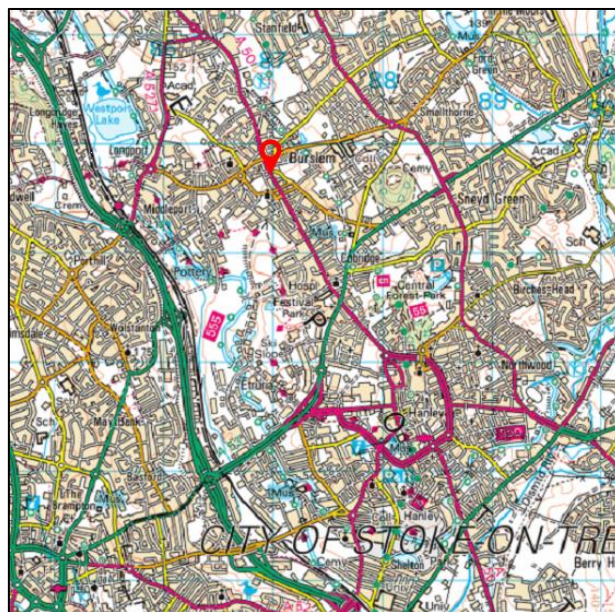
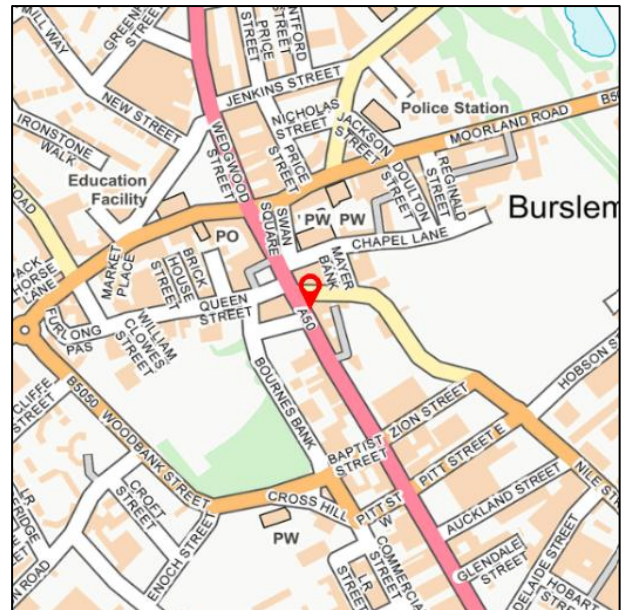
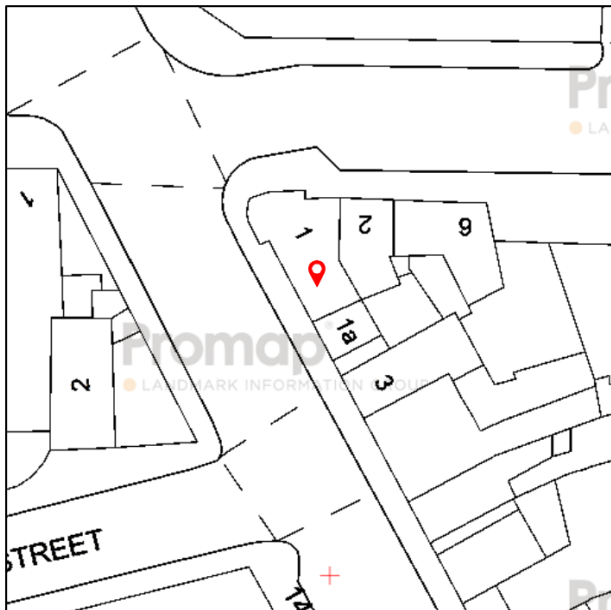


Second Floor

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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