Staffordshire ST5 1PN

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)





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Property Information

Freehold Retail Investment Locatio • Two shops let to Superdrug and SENSE (a National Charity) Miles • Shops recently let on new leases from January 2022 and August 2022 Roads • Re-based Rents (Superdrug previously let at £60,000 p.a.) Rail • Approx 11,000 sq ft total Air Lot Auction 25 3rd November 2022 Situation Rent The prop Ironmark £35,000 per Annum Exclusive include and McE Sector **Status Tenure** High Street Retail Available Freehold **Auction Venue** Live Streamed Auction **EPC**

ion		Description			
S	36 miles south of Manchester, 42 miles north of Birmingham A34, A50, A53, M6 Stoke-on-Trent Railway Station	The property comprises two shops each arranged on the ground and first/second floors.			
	Manchester Airport	VAT			
tion		VAT is applicable to this lot.			
operty is prominently situated on High Street close to its junction with		Completion Period			
	d close to The Roebuck Shopping Centre. Neighbouring occupiers cinema, JD Sports, Holland & Barrett, Boots the Chemist, Iceland d's.	Six Week Completion			
e					
old.					

DISCL AIMED

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See Legal Pack

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First/Second	Retail Ancillary	293.95 275.42	(3,164) (2,965)	SENSE, THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION (t/a SENSE) (2)	10 years from 13/01/2022 (3)	£15,000	13/01/2027 to RPI
Ground First/Second	Retail Ancillary	299.00 181.70	(3,218) (1,956)	SUPERDRUG STORES PLC(t/a Superdrug) (4)	5 years from 19/08/2022 (5)	£20,000 (5)	-
Total		1,050.07	(11,303)			£35,000	

⁽¹⁾ Areas provided by VOA (www.gov.uk/business-rates)

⁽²⁾ Sense, The National Deafblind and Rubella Association, operate in over 100 stores across the UK (www.sense.org.uk)

⁽³⁾ The lease is subject to a tenant only option to determine on 12/01/2027.

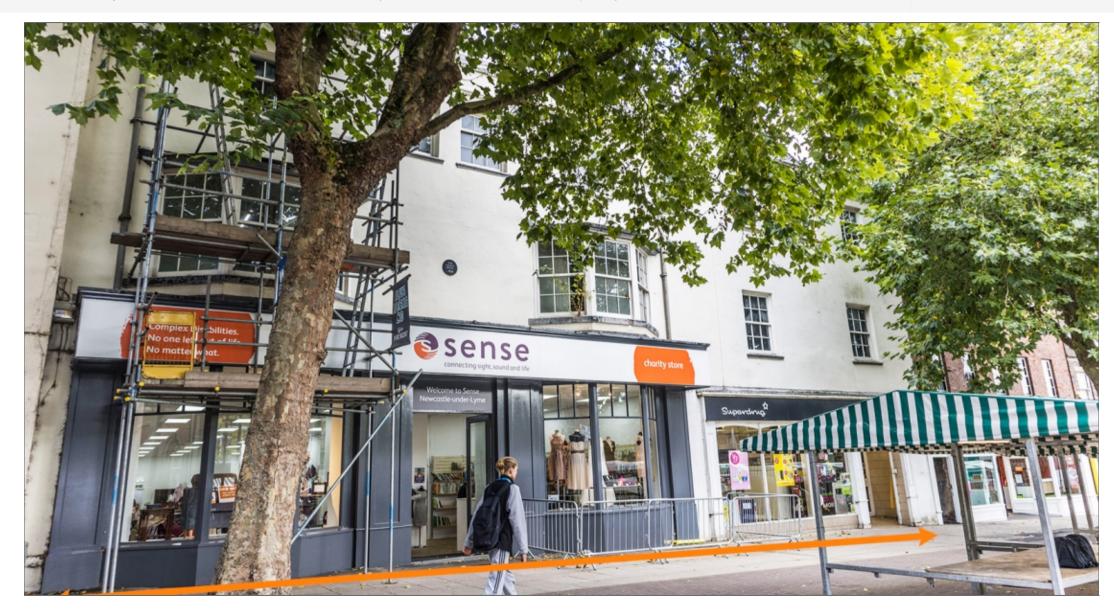
⁽⁴⁾ Superdrug Stores plc operate in over 750 stores across the UK (www.superdrug.com)

⁽⁵⁾ The current rent reserved under the terms of the lease is £10,000 per annum rising to £20,000 per annum no 19/08/2023. The seller will pay the Buyer the difference between the current rent reserved and £20,000 per annum from completion of the sale until 19/08/2023. The lease is subject to a tenant only option to determine on 18/08/2025. If the tenant exercises their break option, the tenant must pay £5,000 as a break notice fee.

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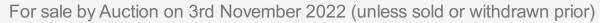
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Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk

Seller's Solicitors

Bracher Rawlins LLP 20 St Andrew Street London EC4A 3AG

Teresa Kamppari-Baker +44 (0)207 404 9400 teresa.kamppari-baker@bracherrawlins.co.uk

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