

## 66 High Street, Biddulph Staffordshire ST8 6AS

lot 29

### Freehold Retail Investment

- Entirely let until 2035 (subject to option)
- First review (14th April 2015) to Open Market and annual RPI uplifts thereafter (capped between 2%-4%)
- Low initial rent

Rent  
**£35,000**  
per annum  
exclusive  
reverting to  
Open Market  
Rental Value  
in 2015



On behalf of **The co-operative**

### Location

**Miles:** 4 miles south of Congleton  
7 miles north of Stoke  
35 miles south of Manchester  
**Roads:** A527, A50, A34, M6  
**Rail:** Congleton Rail, Kidsgrove Rail  
**Air:** Manchester International Airport,  
Birmingham International Airport

### Situation

The property is situated in the centre of Biddulph adjacent to a pay-and-display car park.

### Description

The property comprises GROUND FLOOR RETAIL ACCOMMODATION with ANCILLARY ACCOMMODATION on the first floor. The property incorporates a Post Office on the ground floor. There is a LARGE SERVICE AREA to the rear.

### Tenure

Freehold.

### VAT

VAT is applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	853.4 sq m	<b>RUSTON RETAIL LTD (t/a NISA AT HALDANES)</b>	25 years from 14/04/2010 until 2035 on a full repairing and insuring lease (1)	£35,000 (2)	2015 and annually thereafter (2)
	Storage	202.1 sq m				
First	Storage	141.6 sq m				
<b>Totals</b>		<b>1,197.1 sq m</b>				

(1) The lease provides for a tenant's option to determine the lease on the fifth anniversary of the term on giving at least six months' written notice. (2) On the first review date (14th April 2015) the rent will be reviewed to Open Market Rent. All subsequent annual reviews will be to RPI (capped between 2%-4%).

### For further details please contact:

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