

lot 35

## 42 High Street, Wolstanton Newcastle-Under-Lyme, Staffordshire ST5 0EH

Rent  
**£6,300**  
per annum  
exclusive

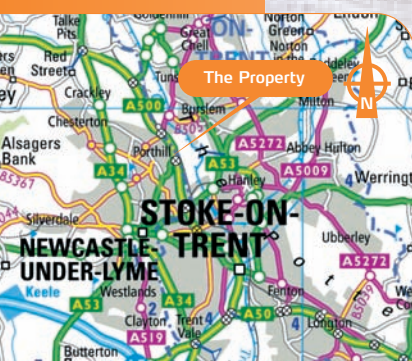
### Freehold Retail Investment

- Let to Thomas Cook Travel Ltd, guaranteed by Thomas Cook Group UK Ltd

- Located in a prominent position on the High Street
- Large residential catchment area
- Six Week Completion Available



On behalf of  
**The co-operative** estates



### Location

Miles: 3 miles north of Stoke-on-Trent  
35 miles south of Manchester  
Roads: A527, M6 (J15 & J16)  
Rail: Stoke-on-Trent Railway Station  
Air: Manchester Airport

### Situation

The property is situated on the High Street in central Wolstanton; an attractive residential suburb a short distance to the north of Stoke-on-Trent. Nearby occupiers include Lloyds Pharmacy, Britannia Building Society and The Post Office.

### Description

The property comprises ground retail unit with one upper floor of ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	91.15 sq m (981 sq ft)	<b>THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-Operative Travel) (1)</b>	10 years from 01/10/2011 on a full repairing and insuring lease (3)	£6,300	01/10/2016 (2)
First	Ancillary	29.48 sq m (317 sq ft)				
<b>Totals</b>		<b>120.63 sq m (1,298 sq ft)</b>			<b>£6,300</b>	

- (1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK high street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland. (Source: Thomas Cook Group)
- (2) The lease provides for a tenant's option to determine on the 1st October 2016.
- (3) The lease is subject to a Schedule of Condition.

### For further details please contact:

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