

lot 24

## 3-7 Parliament Row Hanley, Stoke-on-Trent, Staffordshire ST1 1PW

Rent  
**£265,000**  
per annum  
exclusive

### Prime Freehold Retail Investment

- Tenants trading as Warren James Jewellers and JD Sports Fashion plc
- Prominent pedestrianised town centre location
- Close proximity to Intu Potteries Shopping Centre
- Nearby occupiers include Marks and Spencer, Boots the Chemist, Santander, Holland and Barrett and Halifax



On behalf of Julian  
Clarke and Matthew  
Nagle Acting as Joint  
LPA Receivers





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**Location**

Miles: 4 miles east of Newcastle Under Lyme  
35 miles south of Manchester  
43 miles north of Birmingham  
Roads: A50, A52, A53, A500, M6  
Rail: Stoke On Trent Railway Station  
Air: Birmingham International Airport

**Situation**

The property is located in a prominent position in Hanley town centre on the eastern side of the pedestrianised Parliament Row, at its junction with Upper Market Square and Tontine Square. The property is situated in close proximity to Intu Potteries Shopping Centre. Neighbouring occupiers include Marks and Spencer, Boots the Chemist, Santander, Holland and Barrett and Halifax.

**Description**

The property includes two adjoining retail units forming part of a larger parade. Unit 3 comprises ground floor retail and ancillary accommodation. Unit 5-7 comprises retail accommodation on the ground and first floors with ancillary accommodation on the second floor. The property benefits from rear access via Goodson Street.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Unit 3	Ground	Retail	67.5 sq m	(726 sq ft)	<b>WARREN JAMES (JEWELLERS) LIMITED (1)</b>	15 years from 18/09/2001	£75,000	18/09/2016
Unit 5 -7	Ground	Retail	274.6 sq m	(2,956 sq ft)	<b>JD SPORTS FASHION PLC (2)</b>	15 years from 24/06/2001	£190,000	24/06/2016
	First	Retail	321.3 sq m	(3,458 sq ft)				
	Second	Ancillary	160.3 sq m	(1,725 sq ft)				
<b>Totals</b>			<b>823.70 sq m</b>	<b>(8,866 sq ft)</b>			<b>£265,000</b>	

(1) For the year ending 31/03/2012, Warren James (Jewellers) Limited reported a turnover of £59,039,848, pre-tax profits of £15,887,174 and a total net worth of £87,071,311. (Source: www.riskdisk.com 07/11/2013).

(2) For the year ending 02/02/2013, JD Sports Fashion Plc reported a turnover of £1,258,892,000, pre-tax profits of £55,117,000 and a total net worth of £141,799,000. (Source: www.riskdisk.com 07/11/2013).

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