

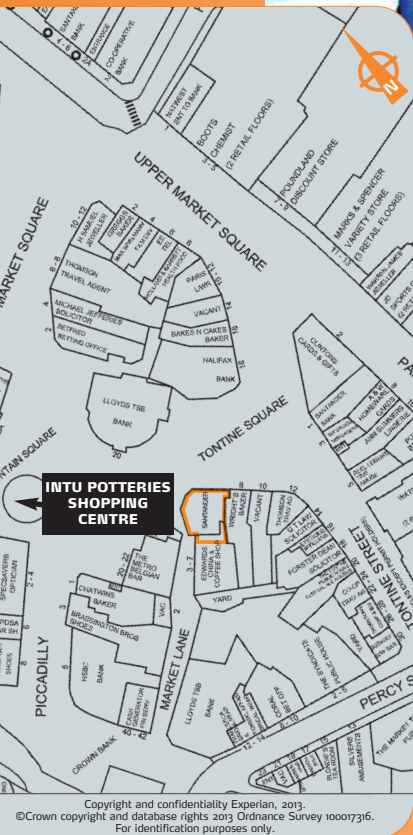
lot 34

2-6 Tontine Square
Hanley, Stoke-on-Trent, Staffordshire ST1 1NB

Rent
£61,750
per annum
exclusive

Freehold Bank Investment

- Entirely let to Santander UK plc until 2023 (no break)
- Prominent corner position on pedestrianised retail thoroughfare
- Nearby occupiers include Boots, Marks & Spencer, Lloyds TSB and Halifax
- Six Week Completion



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 Rail Station
Air: Birmingham International Airport

Situation

The property is situated in a prominent corner location on the western side of the pedestrianised Tontine Square at its junction with Market Lane within Hanley town centre and approximately 100 metres from Intu Potteries Shopping Centre. Other nearby occupiers include Boots, Marks & Spencer, Lloyds TSB and Halifax.

Description

The property comprises a banking hall and ancillary on ground floor with office accommodation on part first floor. There is additional self-contained office accommodation over part first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Ancillary	85.00 sq m (915 sq ft)	SANTANDER UK PLC (1) (2)	15 years 3 months from 18/06/2008 until 28/09/2023 on a full repairing and insuring lease	£61,750	29/09/2013 (3) and 20/09/2018
Part First	Office	42.50 sq m (457 sq ft)				
Part First	Office	5.70 sq m (61 sq ft)				
Second	Office	54.10 sq m (582 sq ft)				
Totals		187.30 sq m (2,015 sq ft)			£61,750	

(1) For the year ending 31st December 2012, Santander UK Plc reported pre-tax profits of £1,231,000,000 and a total net worth of £10,027,000,000. (Source: www.riskdisk.com 31/10/2013) Santander UK plc is one of the UK's leading personal financial services companies and one of the largest providers of mortgages and savings in the UK. (Source: www.aboutsantander.co.uk 31/10/2013)

(2) The tenant is not currently trading from the property.
(3) The September 2013 rent review is outstanding.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

MLP Solicitors LLP
7 Market Street, Altrincham, Cheshire WA14 1QE.
Tel: +44 (0)161 926 1540.
Email: a.boon@mlpsolicitors.co.uk
Ref: Anthony Boon.