

lot 10

Unit A & B Liverpool Road/Enderley Street Newcastle-under-Lyme, Staffordshire ST5 2LE

Rent
£90,000
per annum
exclusive

Freehold Trade Counter Warehouse
Investment

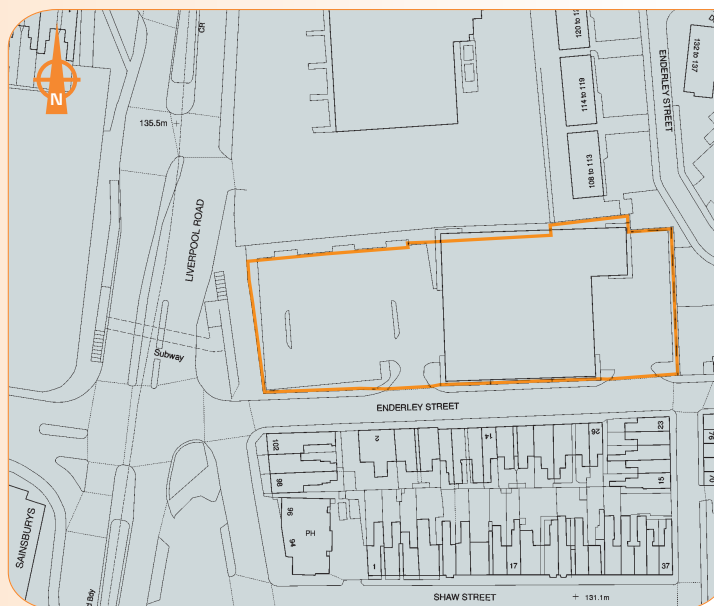
- Two Units let to Jewson Ltd and H&H (Retail) Ltd on renewed 10 year leases until 2024 (subject to options)
- Tenants in occupation for over 25 years

- Nearby occupiers include Sainsbury's, National Tyres and Autocare
- Approximate site area of 0.167 hectares (0.41 acres)
- On-site car parking for approximately 65 cars



On behalf of
Joint LPA Receivers





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Location

Miles: 3 miles west of Stoke-on-Trent
42 miles south of Manchester
44 miles north of Birmingham
Roads: A525, A34, M6 (Junction 15 & 16)
Rail: Stoke-on-Trent Railway Station
Air: Manchester International Airport

Situation

The property is situated in a prominent corner position at the junction of Enderley Street and Liverpool Road in an established trade counter location which is 200 yards north of the town centre ring road, on the busy A34 dual carriageway. The property also benefits from excellent access to the M6 motorway (Junctions 15 and 16).

Description

The property comprises a modern trade counter warehouse divided into two units, with car parking for approximately 65 cars. The property also benefits from a rear servicing yard and an approximate site area of 0.167 hectares (0.41 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

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	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit A (i)	Retail Warehouse/ Ancillary	739.78 sq m (7,963 sq ft)	JEWSON LTD t/a Graham Plumbing Supplies (2)	10 years from 12/12/2014 (4)	£50,000	12/12/2019 and five yearly
Unit B	Retail Warehouse/ Ancillary	925.86 sq m (9,966 sq ft)	H&H (RETAIL) LTD t/a Alan Ward Furniture (3)	10 years from 12/12/2014 (4)	£40,000	12/12/2019 and five yearly
Totals		1,665.64 sq m (17,929 sq ft)			£90,000	

(i) Part of Unit A is outside of the demise being offered for sale. Please refer to the legal pack for further information.
 (2) Graham Plumbers Merchant is a major supplier of plumbing, heating, bathroom materials and renewable solutions.
 (Source: www.grahamplumbersmerchant.co.uk 12/01/2015)
 (3) Founded in 1970, Alan Ward is one of the largest independent furniture retailers in the UK. (Source: www.alanwardfurniture.co.uk 12/01/2015)
 (4) The leases provide an option to determine on the fifth anniversary of the term.

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