

Vets 4 Pets, 731 High Street Goldenhill, Stoke-on-Trent, Staffordshire ST6 5RD

lot 76

Freehold Veterinary Surgery Investment

- Let to Goldenhill Vets4Pets Limited with guarantee from Companion Care (Services) Limited
- 15 year lease from 28th August 2015 (no breaks)
- Fixed rental increase in 2020
- Newly refurbished veterinary surgery
- Lease includes flat on first floor

Rent
£28,000
per annum
exclusive
Rising to
£30,800
p.a.x. in
2020



Location

Miles: 6 miles north of Stoke-on-Trent
41 miles south of Manchester
50 miles north of Birmingham
Roads: A50, A5271, M6
Air: Manchester Airport

Situation

The property occupies a prominent position on the western side of High Street (A50), close to its junction with Colclough Lane. The A50 connects to Stoke-on-Trent town centre via the A52. Nearby occupiers include McDonald's, Mace and a number of independent retailers.

Description

The property comprises a newly refurbished ground floor veterinary surgery with a basement (which is not currently used) and a self-contained residential flat on the first floor. The property benefits from car parking to the front for approximately eight cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Veterinary Surgery	202.05 sq m (2,175 sq ft)	GOLDENHILL VETS4PETS	15 years from 28/08/2015	£28,000	28/08/2025
Basement	(Disused)	-	(-) LIMITED (guaranteed by	until 27/08/2030 on a	rising to	
First	Two Bedroom Flat	-	(-) Companion Care (Services) Limited) (i)	full repairing and insuring lease	£30,800 in 2020	
Total Commercial Area		202.05 sq m (2,175 sq ft)			£28,000	

(i) Vets4Pets was founded in 2001 and now trades from over 265 premises throughout the UK (www.vets4pets.com). For the year ending 26th March 2015, Companion Care (Services) Limited reported a turnover of £22,638,000, pre-tax profits of £9,775,000 and a total net worth of £20,874,000. (Source: www.riskdisk.com 21/12/2015)

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