

Lot 88

£30,000 per annum exclusive

67-69 High Street, Newcastle-under-Lyme, Staffordshire ST5 1PN Freehold Retail Investment



Key Details

- Entirely let to Instant Cash Loans Limited t/a The Money Shop
- Pedestrianised town centre location opposite McDonald's and next to Edinburgh Woollen Mill
- In same ownership for about 20 years

Location

Miles: 36 miles south of Manchester
42 miles north of Birmingham

Roads: A34, A50, A53, M6

Rail: Stoke-on-Trent Railway Station

Air: Manchester Airport

Situation

The property is situated on the northern side of pedestrianised High Street, the town's principal retail thoroughfare. The Roebuck Shopping Centre is located less than 100 metres away, housing retailers including Boots the Chemist, Iceland, Argos and Clarks. Other nearby occupiers include Edinburgh Woollen Mill, Superdrug, WH Smith, McDonald's and Poundland.

Description

The property comprises a ground floor shop, with ancillary accommodation on the first and second floors that is currently voided and not accessible.

Tenure

Freehold.

VAT

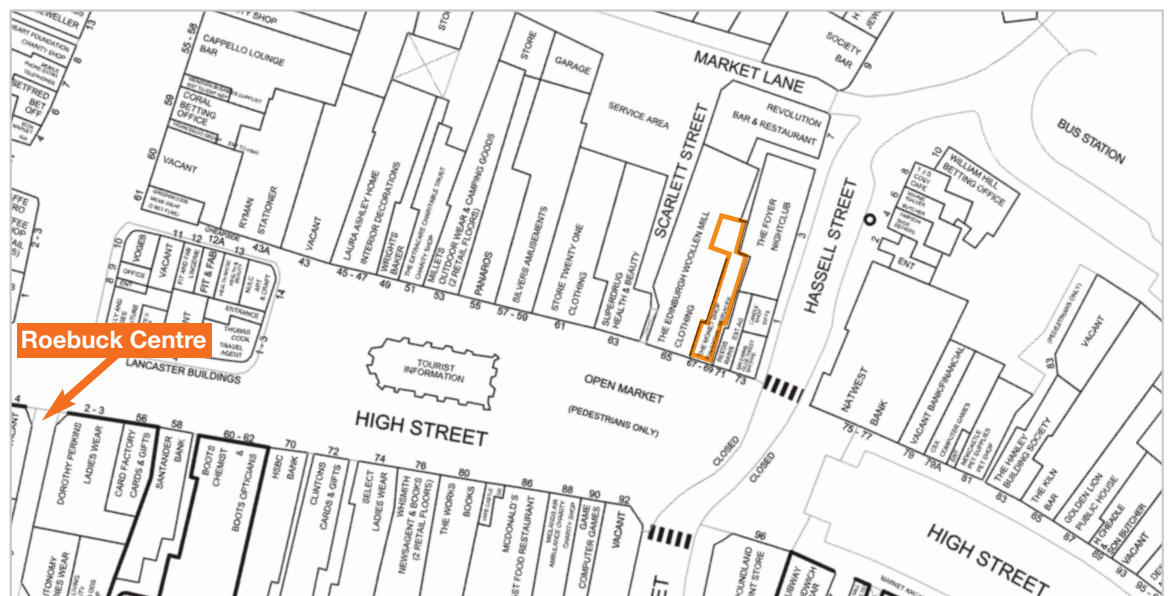
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	85.10 sq m (916 sq ft)	INSTANT CASH LOANS LIMITED (1) t/a The Money Shop	10 years from and including 23/10/2009 on a full repairing and insuring lease	£30,000
First/Second	Disused	-			
Total		85.10 sq m (916 sq ft)			£30,000

(1) The Money Shop trade from several hundred shops throughout the UK providing loans, pawnbroking, gold to cash, travel money, retail jewellery and cheque cashing. For the year ending 30th June 2016, Instant Cash Loans Limited reported a turnover of £112,676,000 (Source: Experian Group 07/09/2017).



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