

# Lot 38

£32,500 per annum exclusive

## 114-116 High Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5TJ

Freehold Retail Investment



### Key Details

- Entirely let to Poundland Limited
- Prominent position on High Street
- 2016 break option NOT exercised
- Nearby occupiers include Next, Argos, Matalan and Barclays Bank

### On Behalf of Trustees

#### Location

Miles: 3 miles north of Stoke-on-Trent  
36 miles south of Manchester  
48 miles north of Birmingham

Roads: A500, M6 (Junction 16)

Rail: Kidsgrove Rail

Air: Manchester International Airport

#### Situation

Tunstall is a popular area located north of Stoke-on-Trent. The property occupies a prominent pitch on High Street. To the rear of the property is a large Matalan, Next, Argos and Woodland Street Car Park. Other nearby occupiers on the High Street include Superdrug, Thomson, Barclays Bank and The Post Office.

#### Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. The property benefits from servicing off Rathbone Street.

#### Tenure

Freehold.

#### VAT

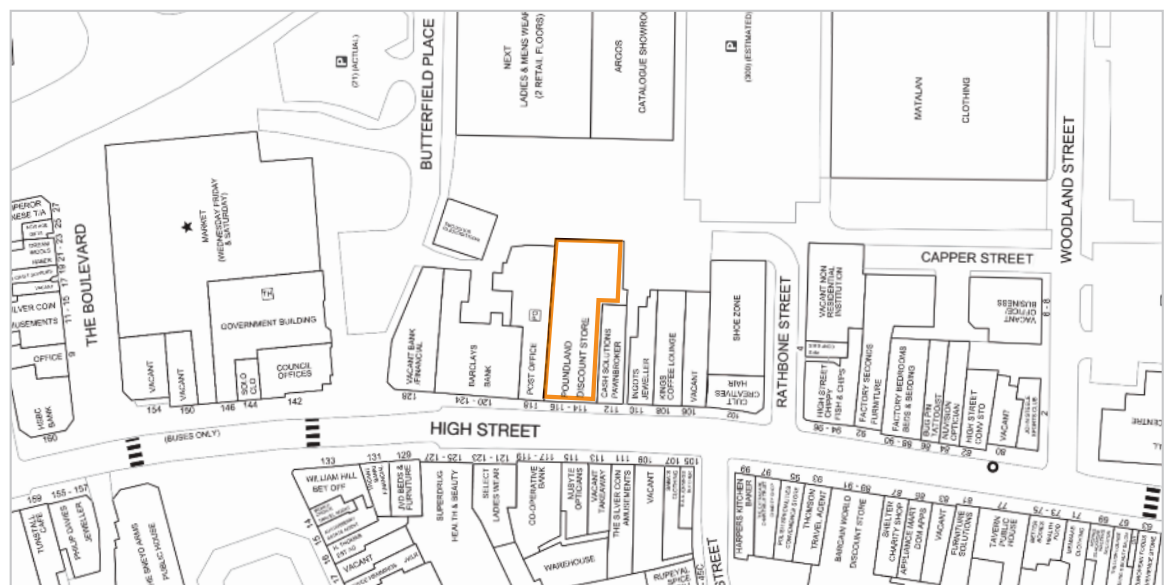
VAT is applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	356.00 sq m (3,832 sq ft)	POUNDLAND LIMITED (1)	10 years from 01/11/2011 on a full repairing and insuring lease	£32,500	31/10/2021
First	Ancillary	316.61 sq m (3,408 sq ft)				
<b>Total</b>		<b>672.61 sq m (7,240 sq ft)</b>			<b>£32,500</b>	

(1) For the year ending 27th March 2016, Poundland Limited reported a turnover of £1,214,818,000, pre-tax profits of £34,653,000 and a total net worth of £20,520,000 (Source: Experian Group 09/11/2017). Poundland was established in 1990 and now has 700 stores across the UK (Source: www.poundland.co.uk 09/11/2017).



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