

7/11 Piccadilly, Hanley, Stoke-on-Trent, Staffordshire ST1 1DG

Freehold Retail Investment

Lot 80

£45,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	239.92 sq m	(2,583 sq ft)	TEMPLE RETAIL LIMITED	10 years from 01/08/2011 until 31/07/2021 on a full repairing and insuring lease	£45,000
Basement	Ancillary	110.20 sq m	(1,186 sq ft)			
First	Retail/Ancillary	282.80 sq m	(3,044 sq ft)	t/a Perfect Home (1)		
Second	Ancillary	228.80 sq m	(2,463 sq ft)			
Total		861.72 sq m	(9,276 sq ft)			£45,000

(1) Perfect Home was established in 2006 to provide top quality products and services, including furniture, entertainment, appliance and technology to customers (Source: www.perfecthomegroup.co.uk 08/06/2018).

Key Details

- Let to Temple Retail Limited
- Large shop – approximately 9,276 sq ft including first floor trading accommodation
- Town centre location, close to Greggs, Ryman, Savers and HSBC and TSB banks
- VAT-free Investment
- High yielding on Guide Price

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 Railway Station
Air: Birmingham International Airport

Situation

The property is situated on the southern side of the pedestrianised Piccadilly, at its junction with Stafford Street in the heart of Hanley town centre. The Potteries Shopping Centre (Intu) is a short walk away, with retailers including Primark, Costa, JD Sports and Vision Express. Nearby occupiers include Greggs, Ryman, Savers, and HSBC and TSB banks.

Description

The property comprises a ground floor shop with further trading accommodation on the first floor and ancillary/stock on the basement, part first and second floors.

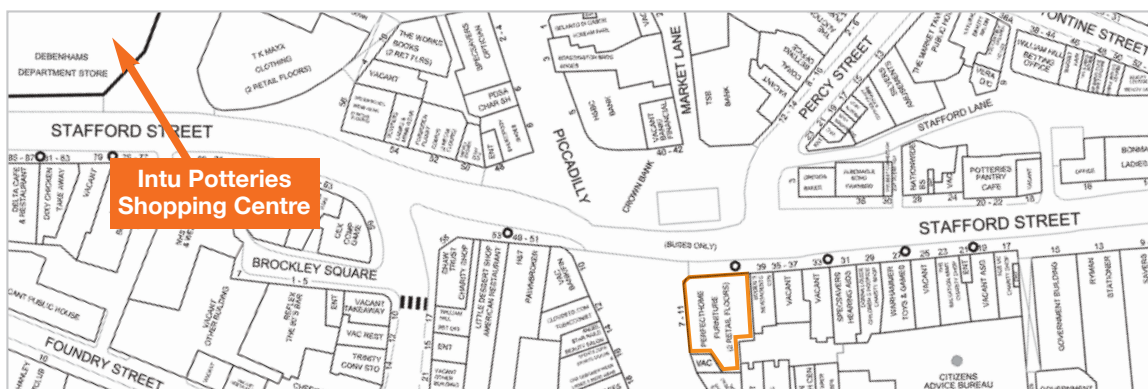
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Associate Auctioneer
Ian Cotterill
+44 (0)1785 339922
ian.cotterill@louis-taylor.co.uk



Seller's Solicitors:
Woolliscrofts LLP
Ray Basnett
+44 (0)1782 204000
rbasnett@woolliscrofts.co.uk