

6-8 Market Square, Hanley, Stoke-on-Trent, Staffordshire ST1 1NU

Freehold Retail Investment

Lot 37

£50,000 per annum
exclusive (1)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	133 sq m (1,432 sq ft)	TUI UK RETAIL	5 years from	£50,000 (1)	2023
First	Ancillary	130 sq m (1,400 sq ft)	LIMITED	09/11/2018 on a full		
Second	Ancillary	82 sq m (882 sq ft)	t/a Thomson (2)	repairing and		
Third	Ancillary	22 sq m (236 sq ft)		insuring lease		
Total		367 sq m (3,950 sq ft)			£50,000 (1)	

(1) The tenant has a 6 month rent free period. The Seller will adjust the completion monies so that the unit effectively produces £50,000 per annum from completion of the sale

(2) For the year ended 30th September 2017, TUI UK Retail Limited reported a turnover of £201,000,000, pre-tax profits of £1,000,000 and a net worth of £191,000,000 (Source : Experian 07.11.2018).

The UK's leading travel brand with over 600+ travel agencies (Source : www.tui.co.uk).

Key Details

- Prominent town centre location
- New 5 year lease
- Let to TUI UK Retail Limited
- Rebased rent & tenant in occupation for over 10 years
- Occupiers nearby include Primark, Costa, Boots, Greggs and Marks & Spencer

On behalf of a Major Fund Manager

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 Rail

Air: Birmingham International Airport

Situation

Hanley is 1 mile north of Stoke-on-Trent, 3 miles east of Newcastle-under-Lyme and 35 miles south of Manchester. The property is located in a prominent position in Hanley town centre on the pedestrianised Market Square, at its junction with Parliament Row and Lamb Street. The property is situated opposite Primark and Costa and in close proximity to the Intu Potteries Shopping Centre. There are a number of public car parks close by. Other nearby occupiers include Boots, Greggs, Halifax Bank, Co-operative Bank and Marks & Spencer.

Description

The property comprises a ground floor shop with first, second and third floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Seller's Solicitors:
CMS Cameron McKenna Nabarro Olswang LLP
Kate Johnson
+44 (0)114 279 4058
kate.johnson@cms-cmno.com