

# Lot 4

£33,480 per annum exclusive (2)

## McCull's Convenience Store, 222 Congleton Road, Scholar Green, Staffordshire ST7 3HF

Freehold Convenience Store Investment



### Key Details

- Let to Martin McColl Limited
- 16.5 year lease from August 2018 (no breaks)
- 2% per annum fixed rental uplifts compounded throughout term
- Rent increases to £36,964 pa in February 2025 and £40,812 pa in February 2030
- Includes large customer car park to the rear
- Predominantly residential location in affluent Staffordshire village

### Location

**Miles:** 9 miles north of Stoke-on-Trent  
29 miles south of Manchester  
**Roads:** A34, A500, M6 (Junction 16)  
**Rail:** Kidsgrove Railway Station  
**Air:** Manchester Airport

### Situation

The property is situated in a predominantly residential location some 9 miles north of Stoke-on-Trent, in the affluent village of Scholar Green. The property occupies a prominent position fronting Congleton Road North (A34), which connects Manchester to Birmingham. Scholar Green Primary School is located to the rear.

### Description

The property comprises a ground floor convenience store with ancillary accommodation to the rear. The property benefits from a large customer car park to the rear.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

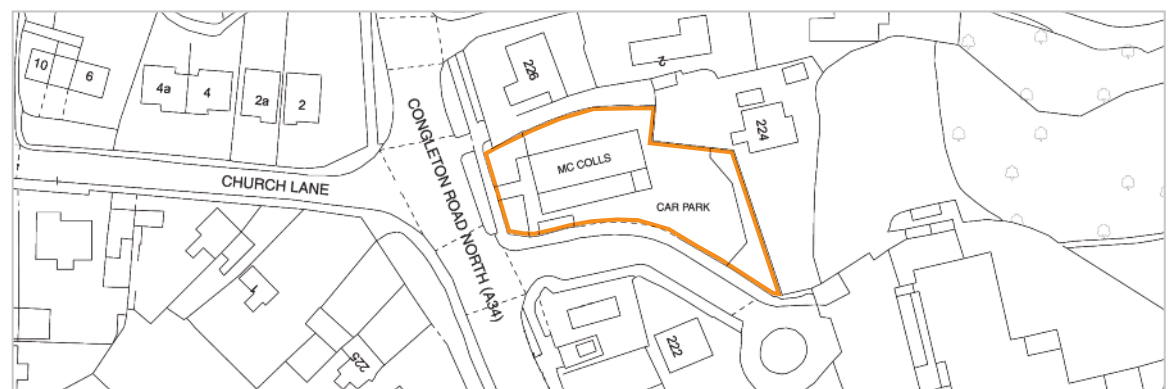
### Energy Performance Certificate

Band C. See legal pack at [acuitus.co.uk](http://acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Ancillary	193.52 sq m (2,083 sq ft) 62.24 sq m (670 sq ft)	MARTIN MCCOLL LIMITED (1)	16.5 years from 21/08/2018 until 20/02/2035 on a full repairing and insuring lease	£33,480 (2)	February 2025 and 5 yearly thereafter. 2% per annum fixed rental uplifts compounded throughout the term
<b>Total</b>		<b>255.76 sq m (2,753 sq ft)</b>			<b>£33,480 (2)</b>	

- (1) McColl's trades from over 1,600 stores throughout the UK. For the year ending 26th November 2017, Martin McColl Limited reported a turnover of £713,391,000, pre-tax profits of £27,168,000 and a total net worth of £42,850,000 (Source: [www.mccolls.co.uk](http://www.mccolls.co.uk) and Experian Group 08/01/2019).
- (2) The current rent passing is £32,500 per annum. The vendor has agreed to adjust the completion monies so that the property will effectively produce £33,480 per annum from completion of the sale until the first rent review in February 2020.



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