

Lot 43

£80,000 per annum exclusive

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



Key Details

- Let to The Edinburgh Woollen Mill Limited
- 25 year lease expiring September 2024 (no breaks)
- Pedestrianised town centre location opposite McDonald's and near to Greggs
- Roebuck Shopping Centre located nearby with retailers including Boots the Chemist and Iceland

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 the pedestrianised High Street, the town's principal retail thoroughfare and close to Castle Walk shopping thoroughfare together with the town's principal bus station. The Roebuck Shopping Centre is located less than 100 metres away, housing retailers including Boots the Chemist, Iceland and Clarks. Other nearby occupiers include Greggs, Superdrug, Ryman, WH Smith and McDonald's, with the town's market also being held on High Street.

Description

The property comprises a well configured ground floor shop with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

EPC

Band D. Please see the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	261.30 sq m (2,813 sq ft)	THE EDINBURGH WOOLLEN MILL	25 years from 24/09/1999 until 23/09/2024 on a full repairing and insuring lease	£80,000	24/09/2019
First	Ancillary	121.10 sq m (1,304 sq ft)	WOOLLEN MILL LIMITED (1)			
Second	Ancillary	141.20 sq m (1,520 sq ft)				
Total		523.60 sq m (5,637 sq ft)			£80,000	

(1) For the year ending 25th February 2017, The Edinburgh Woollen Mill Limited reported a turnover of £592,120,000, pre-tax profits of £83,836,000 and a total net worth of £305,824,000 (Source: Experian Group 10/01/2019). 400 retail stores nationwide (Source: www.ewm.co.uk).



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

Acuitus
George Watkins
+44 (0)20 7034 4863
george.watkins@acuitus.co.uk

Seller's Solicitors: Walker Morris LLP
John Kelsall
+44 (0)113 283 2500
john.kelsall@walkermorris.co.uk