

92 High Street, Newcastle-under-Lyme, Staffordshire ST5 1QQ

Substantial Freehold Retail Investment

Lot 3

£50,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	302.70 sq m (3,258 sq ft)	DOUGLAS	10 years from and including 12/03/2012 until 11/03/2022 on a full repairing and insuring lease (2)	£50,000
Basement	Ancillary	256.10 sq m (2,757 sq ft)	MACMILLAN		
First	Ancillary	117.40 sq m (1,264 sq ft)	HOSPICE (1)		
Total		676.20 sq m (7,279 sq ft)			£50,000

(1) The first Douglas Macmillan shop was opened in December 1994 and they now operate from 20 shops spread across North Staffordshire.

(2) The lease is subject to a schedule of condition in respect of the internal part of the first floor.

Key Details

- Entirely let to Douglas Macmillan Hospice
- Highly prominent, substantial shop – approximately 676.20 sq m (7,279 sq ft)
- Prominent corner location (with rear servicing) on pedestrianised High Street
- Nearby occupiers include McDonald's, WHSmith, Superdrug, and Poundland
- First time on the market for nearly 20 years

Location

Miles: 3 miles west of Stoke-on-Trent
44 miles north of Birmingham city centre
Roads: A34, A53, M6 (J15)
Rail: Stoke-on-Trent Train Station
Air: Manchester Airport

Situation

The property is situated on the western side of the pedestrianised High Street, the town's primary retailing thoroughfare, in a prominent corner position at its junction with Friars Street. The Roebuck Shopping Centre is located less than 100 metres away, housing retailers including Boots the Chemist, Iceland and Clarks. Other nearby occupiers include McDonald's, WHSmith, Clintons, Superdrug, and Poundland, with the town's market also being held on High Street.

Description

The property comprises a three storey building with a substantial ground floor shop and basement and first floor ancillary accommodation. The property benefits from servicing to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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