

Lot 6

£83,800 per annum exclusive

BBC Radio Stoke, 42 Cheapside, Stoke-on-Trent, Staffordshire ST1 1JJ

Freehold Office Investment



Key Details

- Entirely let to the British Broadcasting Corporation until 2026
- Rent review in 2021
- Includes 4 parking spaces
- Nearby occupiers include Wilko, BrightHouse, Savers Health & Beauty, Ryman and B&M

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

The property is prominently situated on the west side of Cheapside in a corner position at the junction with Pall Mall, close to the pedestrianised town centre. Nearby occupiers include Wilko, BrightHouse, Savers Health & Beauty, Ryman and B&M.

Description

The property comprises basement, ground and first floor office accommodation which is currently used as a radio station. The property benefits from a passenger lift and parking for 4 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

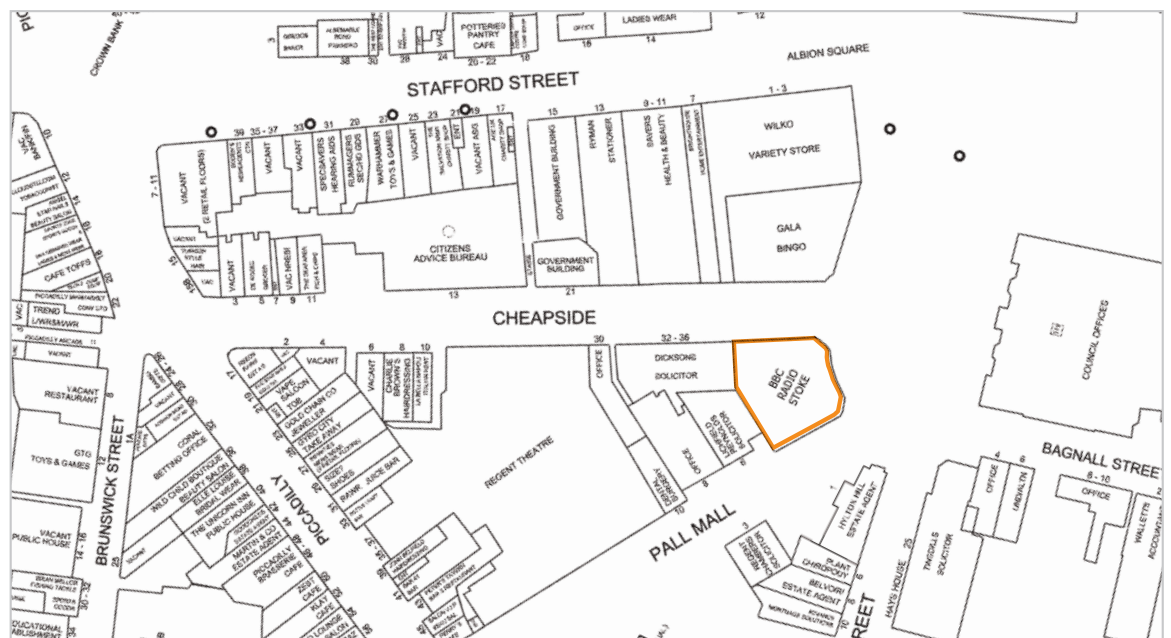
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	335.46 sq m (3,611 sq ft)	BRITISH BROADCASTING CORPORATION (1)	25 years from 25/03/2001 on a full repairing and insuring lease	£83,800	25/03/2021 (24/03/2026)
First	Ancillary	343.26 sq m (3,695 sq ft)				
		329.51 sq m (3,547 sq ft)				
Totals		1,008.23 sq m (10,853 sq ft)			£83,800	

(1) For the year ending 2017/2018, the BBC reported an income of £5.06 billion and net assets of £1.19bn (Source: www.bbc.co.uk 29.04.2019).



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