

Lot 33

£50,000 per annum exclusive (plus seven vacant shops and two pubs)

31/49 Parliament Row & 55 Old Hall Street/30 Goodson Street,
Hanley, Stoke-on-Trent, Staffordshire ST1 3AU

Substantial Freehold City Centre Development Opportunity



Former East/West Shopping Precinct - Under Demolition for Redevelopment

Tenancy and accommodation

Unit	Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
31 Parliament Row	Ground	Retail/Ancillary	73.25 sq m	(788 sq ft)	VACANT	-	-
	First	Ancillary	39.15 sq m	(421 sq ft)			
	Second	Ancillary	39.15 sq m	(421 sq ft)			
33 Parliament Row	Ground	Retail/Ancillary	67.36 sq m	(725 sq ft)			
	First	Ancillary	38.97 sq m	(419 sq ft)			
	Second	Ancillary	37.69 sq m	(406 sq ft)			
35 Parliament Row	Ground	Retail/Ancillary	94.34 sq m	(1,015 sq ft)			
	First	Ancillary	88.95 sq m	(957 sq ft)			
	Second	Ancillary	39.92 sq m	(430 sq ft)			
37 Parliament Row	Ground	Retail/Ancillary	94.09 sq m	(1,013 sq ft)			
	First	Ancillary	44.57 sq m	(480 sq ft)			
39 Parliament Row	Ground	Retail/Ancillary	88.10 sq m	(948 sq ft)			
41 Parliament Row	Ground	Retail	44.71 sq m	(481 sq ft)			
41a Parliament Row	First	Ancillary	107.00 sq m	(1,152 sq ft)			
	Second	Ancillary	112.50 sq m	(1,211 sq ft)			
43/45 Parliament Row	Ground	Retail/Ancillary	94.93 sq m	(1,022 sq ft)			
	First	Ancillary	71.74 sq m	(772 sq ft)			
	Second	Ancillary	51.75 sq m	(557 sq ft)			
47 Parliament Row	Ground	Retail	21.80 sq m	(235 sq ft)			
49 Parliament Row	Ground	Retail	48.63 sq m	(523 sq ft)			
	First	Ancillary	55.64 sq m	(599 sq ft)			
	Second	Ancillary	34.07 sq m	(367 sq ft)			
55 Old Hall Street	Ground	Retail/Ancillary	802.00 sq m	(8,633 sq ft)	MICHAEL ABAKHAN LIMITED (1)	1 year from 31/07/2018 until 30/07/2019 (2)	£50,000
	First	Ancillary	635.00 sq m	(6,835 sq ft)			
Total			2,825.31 sq m	(30,410 sq ft)			£50,000

- (1) Abakhan has now been trading for almost 60 years, with ten stores across the North West (North Wales, Manchester, Liverpool, Birkenhead, Bolton, Chester, Hanley, Preston, Altrincham and Shrewsbury) (Source: www.abakhan.co.uk).
- (2) The lease is subject to a mutual option to determine at any time, subject to four months' prior written notice, and is drawn outside the provisions of the Landlord & Tenant Act 1954.

Key Details

- Unbroken parade comprising 7 shops and 2 pubs on Parliament Row with adjacent large shop on Old Hall Street
- Approximately 2,825.31 sq m (30,410 sq ft) with circa 150 feet frontage on Parliament Row
- Majority offered vacant with redevelopment and change of use opportunities (subject to planning and consents)
- Lapsed planning consent from 2015 for 34,000 sq ft of A1/A2/A3/A4/A5 & D2 Use
- Located opposite recently demolished Hanley Shopping Centre (East/West Precinct), owned by the council and earmarked for major regeneration and redevelopment to include a possible new indoor arena, restaurants, hotels and conference centre as part of a new urban quarter

Location

Miles: 18 miles north of Stafford
 Roads: A52, A53, A500, M6 (J16)
 Rail: Stoke-on-Trent
 Air: Manchester Airport

Situation

Hanley forms the main retail destination for Stoke-on-Trent. The property is situated on the east side of the pedestrianised Parliament Row, Hanley's prime retailing thoroughfare, at its junction with Old Hall Street and forming a major part of Hanley's main shopping area. The rear of the property backs on to Goodson Street, with a 450 space multi-storey car park opposite. The property is located immediately opposite the former Hanley Shopping Centre (East/West Precinct) which has recently been demolished and is earmarked for redevelopment into a new urban quarter to include a possible new indoor arena, restaurants, hotel and conference centre. Current nearby occupiers include McDonald's, Boots the Chemist, Holland & Barrett, B&M, Iceland, Greggs and various banks, with a number of other nearby shops being recently converted to residential.

Description

The property comprises a parade of 7 shops and 2 pubs arranged over ground, first and second floors located on Parliament Row and one large shop located on Old Hall Street. The rear of 55 Old Hall Street also benefits from frontage onto Goodson Street.

Tenure

Freehold.

VAT

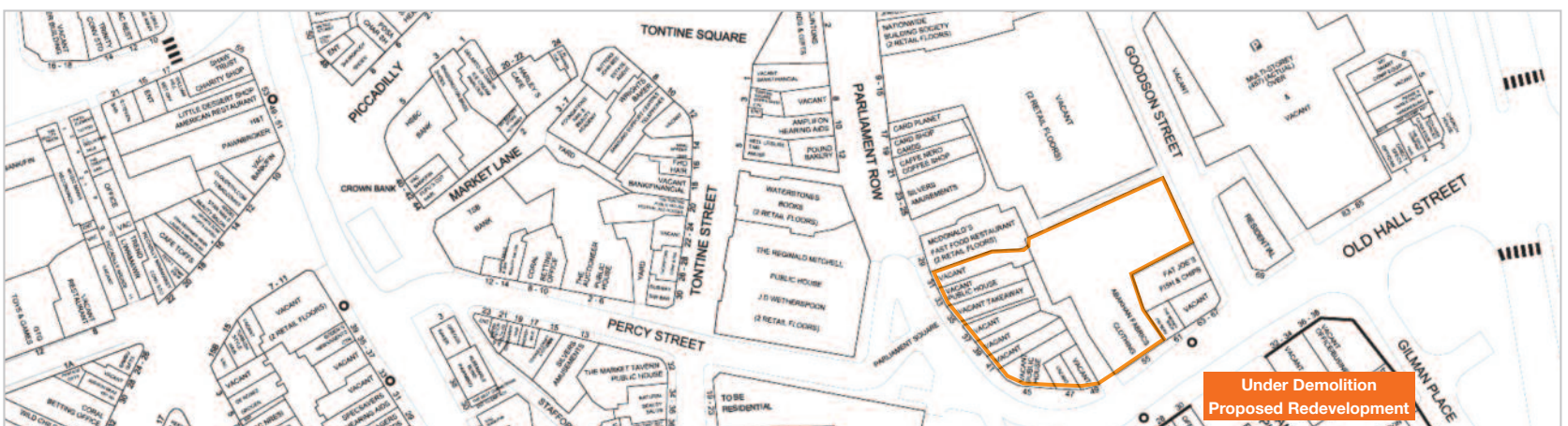
VAT is applicable to this lot.

Energy Performance Certificate

The EPCs will be available to view in the legal pack at acuitus.co.uk



Abakhan Fabrics - Entrance from Goodson Street



Under Demolition Proposed Redevelopment

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