# 41A-C High Street,

# Stone, Staffordshire ST15 8AD

**Freehold Retail Parade Investment** 

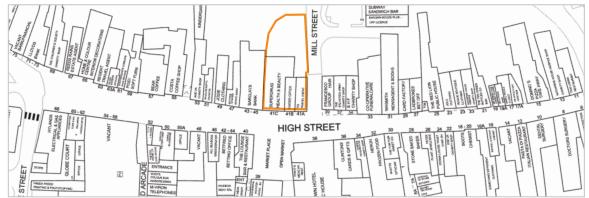
£50,000 per annum exclusive (rising to £62,500 on completion of letting of 41B)



### **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	219.72 sq m 185.15 sq m	(2,365 sq ft) (1,993 sq ft)	SUPERDRUG STORES PLC (1)	5 years from 25/03/2017 until 24/03/2022	£35,000
Ground First	Retail Ancillary	64.80 sq m 28.10 sq m	(698 sq ft) (302 sq ft)	TUI UK LIMITED (2)	24 years from 02/11/1992 until 01/11/2016 (Holding Over)	£15,000
Ground First	Retail Ancillary	74.14 sq m 24.50 sq m	(798 sq ft) (264 sq ft)	UNDER OFFER (3	) -	-
Totals		596.41 sq m	(6,420 sq ft)			£50,000

- (1) For the year ending 29th December 2018, Superdrug Stores Plc reported a turnover of £1,283,161,000, pre-tax profits of £88,339,000 and a total net worth of £178,525,000 (Source: Experian Group 13/09/2019).
- (2) For the year ending 30th September 2018, TUI UK Limited reported a turnover of £5,177,000,000, pre-tax profits of £289,000,000 and a total net worth of £666,000,000 (Source: Experian Group 13/09/2019).
  (3) Heads of Terms have been agreed for a bar operator to occupy the premises for a 5 year term, subject to a tenant option to
- (3) Heads of Terms have been agreed for a bar operator to occupy the premises for a 5 year term, subject to a tenant option to determine at year 3 at a commencing rent of £12,500 per annum; solicitors are instructed to complete the new letting please see legal documentation.



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### Commercial

Seller's Solicitors: Wiggin Osborne Fullerlove Paul Wilson

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#### **Key Details**

- Let to Superdrug Stores Plc and TUI UK Limited (with vacant shop under offer) (3)
- Approximately 596.41 sq m (6,420 sq ft) with rear servicing/parking
- · Asset management opportunities
- · VAT-free investment
- Nearby retailers include Costa Coffee, WHSmith and Boots the Chemist

#### \_ocation

Miles: 7 miles north of Stafford 8 miles south of Stoke-on-Trent 35 miles north-west of Birmingham Roads: A34, A51, A520, M6

ail: Stone

Air: Manchester Airport, Birmingham Airport

### Situation

Stone is an attractive market town located midway between Stoke-on-Trent and Stafford, some 30 miles north of central Birmingham in the county of Staffordshire. The property is situated on the north side of the pedestrianised High Street in a prominent town centre location, opposite Market Place, with nearby occupiers including Costa Coffee, WHSmith and Boots the Chemist.

#### Description

The property comprises three ground floor shops, each with ancillary accommodation on the first floor. The property benefits from shared access to a service yard to the rear for both pedestrians and vehicles.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### **Energy Performance Certificate**

Available from the legal pack at acuitus.co.uk