

# 41A-C High Street, Stone, Staffordshire ST15 8AD

Freehold Retail Parade Investment

**Lot 49**

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

- (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 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.

## 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

## Location

**Miles:** 7 miles north of Stafford  
8 miles south of Stoke-on-Trent  
35 miles north-west of Birmingham

**Roads:** A34, A51, A520, M6

**Rail:** 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](http://acuitus.co.uk)



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