

# Lot 52

£14,440 per annum exclusive

## 5/5a Huntbach Street, Hanley, Stoke-on-Trent, Staffordshire ST1 2HQ

High Yielding Freehold Retail and Office Investment



### Key Details

- Part let to Co-operative Bank Plc
- Town centre location
- Nearby occupiers include Boots the Chemist, Primark, Marks & Spencer, JD Sports, Greggs, H Samuel and Ernest Jones
- High yielding on Guide Price
- VAT-free investment

### Location

Miles: 45 miles north of Birmingham  
Roads: A50, A53, A500 (Queensway)  
Rail: Stoke-on-Trent  
Air: Manchester Airport

### Situation

Hanley is the principal retailing centre for Stoke-on-Trent. The property is located on the north side of Huntbach Street, very close to the pedestrianised Upper Market Square and less than 50 metres from The Potteries Shopping Centre, with retailers including Primark, JD Sports, Ernest Jones and Vision Express. Other nearby occupiers include Boots the Chemist, Marks & Spencer, Greggs and H Samuel.

### Description

The property is a two storey building, arranged as a ground floor shop with office accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

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

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	57.20 sq m (616 sq ft)	A A MARAASHLI with personal guarantor t/a My Smart	3 years from 13/08/2018	£9,600
First	Office	55.00 sq m (592 sq ft)	THE CO-OPERATIVE BANK PLC (1)	10 years from 24/06/2014	£4,840
<b>Total</b>		<b>112.20 sq m (1,208 sq ft)</b>			<b>£14,440</b>

(1) For the year ending 31st December 2018, The Co-operative Bank Plc reported a pre-tax loss of £140,700,000, and a total net worth of £1,677,700,000 (Source: Experian Group 24/09/2019).



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