

# Units 5-6 The Roebuck Centre, High Street, Newcastle-under-Lyme ST5 1SW

Freehold Retail Investment

**Lot 27**

£55,000 per annum exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	211.60 sq m (2,278 sq ft)	C & J CLARK	10 years from 25/03/2014	£55,000	24/03/2024
First	Ancillary	187.90 sq m (2,022 sq ft)	INTERNATIONAL LIMITED (1)			
Second	Ancillary	69.00 sq m (742 sq ft)				
<b>Totals</b>		<b>468.50 sq m (5,042 sq ft)</b>			<b>£55,000</b>	

(1) For the year ending 3rd February 2018, C & J Clark International Limited reported a turnover of £820,400,000, a pre-tax loss of £3,200,000 and a total net worth of £235,400,000 (Source: Experian Group 13/11/2019).

## Key Details

- Let to C & J Clark International Limited until 2024 (no breaks)
- 2019 break NOT exercised
- Substantial double retail building in prime pedestrianised town centre location
- Forms part of the Roebuck Shopping Centre adjacent to the main entrance
- Neighbouring occupiers include Lloyds Bank, RBS, Santander, Holland & Barrett, Boots the Chemist, Iceland and McDonald's

## Location

Miles: 36 miles south of Manchester  
42 miles north of Birmingham  
Roads: A34, A50, A53, M6  
Rail: Stoke-on-Trent Railway Station  
Air: Manchester Airport

## Situation

The property is situated on the south side of the pedestrianised High Street, in a prominent position at its junction with Ironmarket. Neighbouring occupiers include Lloyds Bank, RBS, Santander, Holland & Barrett, Boots the Chemist, Iceland and McDonald's.

## Description

The property is a substantial double retail building that comprises ground floor retail accommodation with first floor and second floor ancillary accommodation. The property backs onto the major Roebuck Shopping Centre and benefits from shared services.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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