

Unit 1 Roebuck Shopping Centre, High Street, Newcastle-under-Lyme ST5 1QL

Virtual Freehold Retail Investment

Lot 45

£25,250 per annum exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	93.80 sq m (1,009 sq ft)	SPORTSWIFT LIMITED (1)	5 years from 21/10/2018 (2)	£25,250	(20/10/2023)
First	Ancillary	124.29 sq m (1,337 sq ft)	t/a Card Factory	on a full repairing and insuring lease		
Total		218.00 sq m (2,346 sq ft)			£25,250	

(1) For the year ending 31st January 2019, Sportswift Limited reported a turnover of £417,167,000, pre-tax profits of £66,206,000 and a total net worth of £24,056,000 (Source: Experian Group 17/01/2020).

(2) The lease provides for a tenant option to determine on 21/10/2021 with 6 months' written notice.

Key Details

- Let to Sportswift Limited t/a Card Factory
- Forms part of the Roebuck Shopping Centre, adjacent to the main entrance
- Neighbouring occupiers include Lloyds Bank, RBS, Clarks, 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, Clarks, Santander, Holland & Barrett, Boots the Chemist, Iceland and McDonald's.

Description

The property comprises ground floor retail accommodation with first floor ancillary accommodation. The property backs onto the major Roebuck Shopping Centre and benefits from shared services.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of sale at a peppercorn rent.

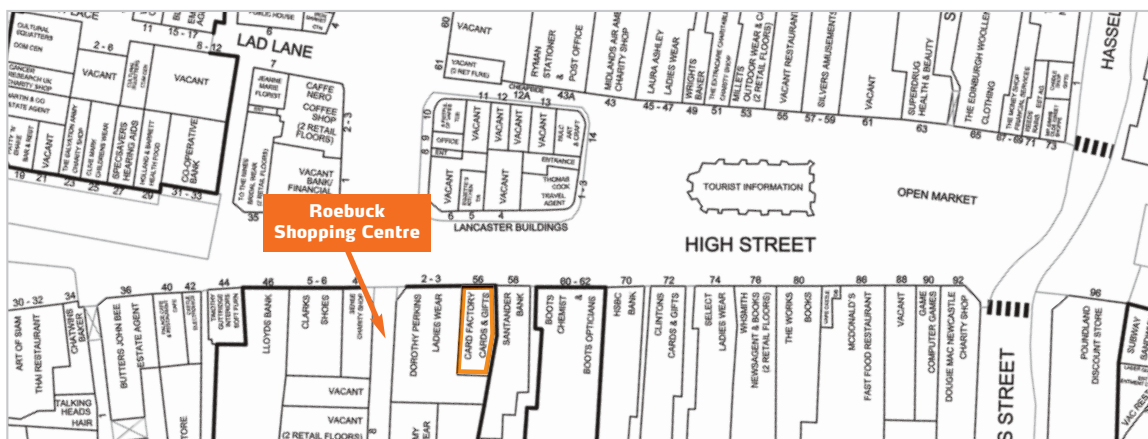
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at acuitus.co.uk



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