

# Lot 1

£27,427 Per Annum  
Exclusive Rising to  
£30,282 per annum  
exclusive in 2025

## McColls, Abbots Road, Carmountside, Stoke on Trent, Staffordshire ST2 8EA

Freehold Convenience Store Investment



### Key Details

- Let to Martin McColl Limited until 2030 (no breaks)
- with Post Office
- Fixed rental increase to £30,282 from July 2025
- VAT free investment

### On behalf of SIPP Trustees

#### Location

Miles: 3 miles north-east of Stoke-on-trent  
37 miles south of Manchester  
42 miles north of Birmingham

Roads: A5009, A53, A52, M6

Rail: Stoke-on-trent Railway Station

Air: Manchester Airport

#### Situation

The property is situated in a predominantly residential area on the west side of Abbots road, approximately 3 miles north-east of the centre Stoke-on-Trent. Neighbouring occupiers include Co-op Food and a number of local traders.

#### Description

The property comprises a ground floor convenience store with Post Office.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

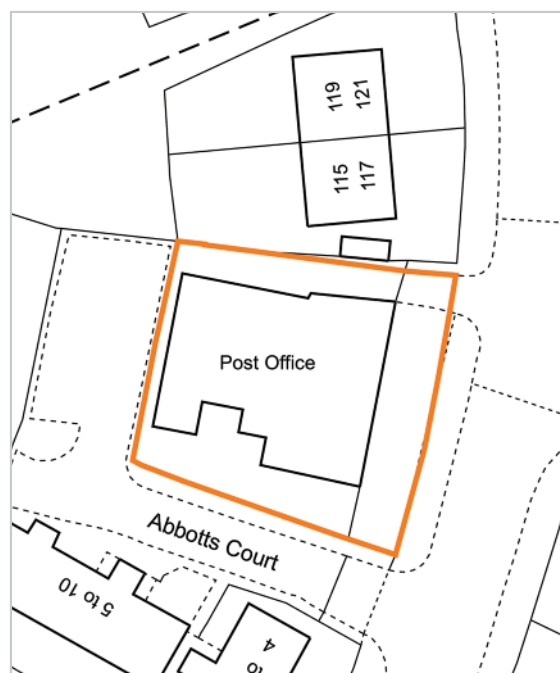
#### Energy Performance Certificate

See legal pack.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	259.81 sq m (2,797 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 19/07/2010 on a full repairing and insuring lease	£27,427	Fixed increase to £30,282 p.a.x.from 19/07/2025
<b>Total</b>		<b>259.81 sq m (2,797 sq ft)</b>			<b>£27,427</b>	

(1) For the year ending 25 November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and shareholders funds of £218,271,000 (Source: NorthRow 13/11/2020).



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