

Lot 13

Gross Rent
£194,000 Per Annum (1)

Minton Hollins Building, Shelton Old Road, Stoke-on-Trent, Staffordshire ST4 7RY

Substantial Freehold Office Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	792.46 sq m	(8,530 sq ft)	ADVANTIS CREDIT LIMITED (3)	10 years from 31/07/2020 until 30/07/2030 (4) on a full repairing and insuring lease	£194,000 (1)	31/07/2025
First	Office	1,009.85 sq m (2)	(10,870 sq ft) (2)				
Total		1,802.31 sq m	(19,400 sq ft)			£194,000 (1)	

- (1) The gross rent payable by the tenant is inclusive of both a management and maintenance charge, but there is no service charge as there are no common areas. Under the terms of the lease, the current gross rent payable is £162,930 pa, with a fixed rental uplift to £194,000 pa on 31/07/2022. The Vendor has agreed to top up the rent from completion of the sale to the fixed rental uplift so that the property effectively produces £194,000 pa from completion of the sale until the fixed uplift in 2022. Please see Special Conditions of Sale.
- (2) Gross Internal Area approximately 2,755 sq m (29,659 sq ft). Net Internal floor areas do not include a mezzanine floor of approximately 336.40 sq m (3,621 sq ft).
- (3) For the year ending 30/09/2019, Advantis Credit Limited reported a turnover of £9,763,878, pre-tax profits of £2,367,320 and total assets of £13,000,298 (NorthRow 15/02/2021). Advantis Credit Limited are part of CDER Group, which became part of Outsourcing Inc in 2016. Outsourcing Inc is a Japanese multi-national company headquartered in Tokyo with operations in China, Singapore, India, Australia, Belgium and the UK with revenues in 2017 in excess of US\$2 billion (cdergroup.co.uk). Advantis are a leading UK Debt Collection Agency, specialising in Debt Collection and Credit Management, and now have over 250 members of staff (www.advantiscredit.co.uk).
- (4) The lease is subject to a tenant option to determine on 31/07/2025.

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Key Details

- Entirely let to Advantis Credit Limited - an established Debt Collection and Credit Management Agency and part of The CDER Group Limited, a subsidiary of Outsourcing UK Limited
- 10 year lease from July 2020 (subject to option)
- Comprises 19,400 sq ft plus mezzanine accommodation, with parking for 107 cars
- Tenant recently expanded into whole building, having occupied first floor for 14 years
- Large site area of 0.637 hectares (1.574 acres)
- Extensively refurbished in 2020

Location

Miles: 15 miles south-east of Crewe
45 miles north of Birmingham

Roads: A34, A50, A52, M6

Rail: Stoke-on-Trent

Air: Birmingham Airport

Situation

Stoke-on-Trent is located approximately 15 miles south-east of Crewe and 45 miles north of Birmingham. The property is well located on the north side of the main Shelton Old Road (A5006), at it's junction with Queensway (A500), which leads to J15 (south) and J16 (north) of the M6 motorway. The property is located in a predominantly residential location, less than half a mile from Stoke-on-Trent railway station and a short walk to Staffordshire University.

Description

The property comprises a large, two storey period office building with private car parking for approximately 107 cars on a site area of 0.637 hectares (1.574 acres). The building was extensively refurbished by the landlord prior to the tenant taking a new lease on the entire property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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

360 Tour

<https://my.360picture.uk/asset/minton-hollins>



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