

Lot 41

£27,500 Per Annum
Exclusive includes
vacant former office

58 High Street, Newcastle Under Lyme, Staffordshire ST5 1QE Town Centre Freehold Bank on a New 5 year lease and Office Investment



Key Details

- Ground Floor let to Santander UK PLC let on a New 5 year lease (NO Breaks)
- Bank Lease renewal from 25th December 2020
- VAT-free Investment
- Upper floor offices part let and part vacant

On Instructions of a Major Property Company

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 and close to the Roebuck Shopping centre. Neighbouring occupiers include Lloyds Bank, RBS, Holland & Barrett, Boots the Chemist, Iceland and McDonald's.

Description

The property comprises a ground floor bank with separately accessed office accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack as www.acuitus.co.uk

Viewings

There will be no internal viewings of the Bank due to Covid-19. Access to the upper floors, please email: alexander.auterac@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking	151.12 sq m (1,626 sq ft)	SANTANDER UK PLC (1) (2)	5 years from 25/12/2020	£21,250	(24/12/2025)
First	Office	95.4 sq m (1,026 sq ft)	KoKo Digital Limited	Tenancy at Will	£6,250	
Second	Office	94.7 sq m (1,019 sq ft)	Vacant			
Total		340.23 sq m (3,671 sq ft)			£27,500	

- (1) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).
(2) Please note this branch is on Santander's bank closure list announced on 26 March 2021

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to www.newcastle-staffs.gov.uk



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard
Dan Vincent
+44 (0)161 934 6291
dan.vincent@addleshawgoddard.com