

Lot 17, The Roebuck Shopping Centre, Newcastle Under Lyme,

ST5 1SW

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Shopping Centre Investment

- Substantial Shopping Centre Comprising 17 Retail units
- Approximately 4,782.69 sq m (51,498 sq ft)
- Benefits from a link to 655 Space Multi Storey Car Park
- Penestrianised Town Centre Location
- Approximate Site Area of 0.461 Hectares (1.139 Acres)
- Asset Management Opportunity
-

Lot

17

Auction

18/May/2022

Rent

£102,416 per Annum Exclusive

Status

Available

Sector

Shopping Centre

Auction Venue

Live Streamed Auction

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 prominently located in the heart of Newcastle Under Lyme's pedestrianised town centre with the main entrance on fronting the centre of High Street at it's junction with Ironmarket and further entrances fronting Pepper Street, Midway and Lower Street.

Tenure

Freehold.

Description

The Roebuck Shopping Centre comprises a ground, lower ground, first and second floor Shopping Centre currently arranged to provide 17 retail units, some of which have been combined to form larger unit. The property benefits from a link to the town's 655 space multi storey car park. The property has an approximate site area of 0.461 Hectares (1.139 Acres).

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
1	Ground First	Retail Ancillary	93.80 sq m 124.29 sq m	(1,009 sq ft) (1,337 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (1)	5 years from 21/10/2018	£25,250	(20/10/2023)
2, 3, 9 4 7 8 10 12, 13, 14 16 17 18	Ground First	Retail Ancillary	1,162.81 sq m 450.10 sq m	(12,516 sq ft) (4,844 sq ft)	VACANT			
8a	Ground First	Retail	84.40 sq m 21.3 sq m	(908 sq ft) (229 sq ft)	INDIVIDUAL t/a Bobba	1 year from 05/01/2022	£12,000	04/01/2022
11	Ground First	Retail	168.50 sq m 121.60 sq m	(1,813 sq ft) (1,308 sq ft)	Shirloin Furniture Ltd	3 years from 08/05/2012 Holding Over	£21,000	
15	Ground	Retail	118.65 sq m		INDIVIDUAL	13 months from 02/06/2021	£1,166.66	01/07/2022
19	Ground Lower Ground	Retail	572.30 sq m 178.20 sq m	(6160 sq ft) (1,918 sq ft)	ICELAND FOODS LTD	3 years from 16/10/2014 Holding Over	£25,000	
19a	Ground	Retail	357.80 sq m	(3,851 sq ft)	INDIVIDUAL	4 years from 06/09/2016 Holding Over	£17,000	
Multi Storey Car Park		Car Park			Lloyds Bank Plc	125 years from 12/08/1984	£1,000	(11/08/2109)
Total Approximate Floor Area			3,450.75 sq m	(37,170 sq ft) (2)			102,416.66	

(1) For the year ending 31/01/2021 Sportswift Limited (CRN 03493972) reported a turnover of £265,024,000, a Pre-Tax Profit of negative £10,866,000 and a Net Worth of £36,831,000.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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September 2020