

Fenton

Imex Business Park

Ormonde Street

Stoke on Trent

Staffordshire

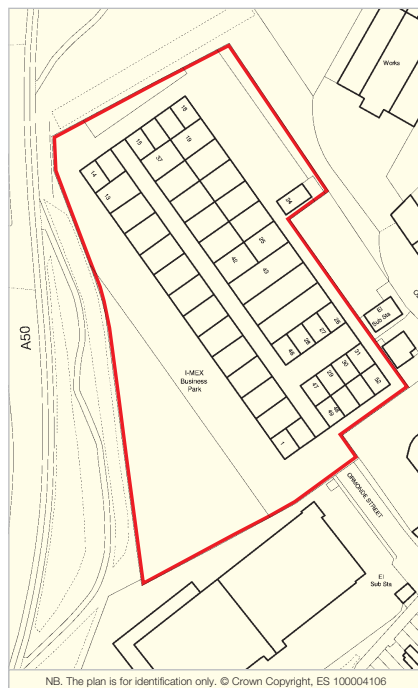
ST4 3NP

- **Freehold Industrial Investment**
- Multi-let
- Comprises 4,341 sq m (46,727 sq ft) and approximately 0.251 hectares (0.62 acres) of open land
- Total site area 1.3 hectares (3.2 acres)
- Total Current Rents/Licence Fees Reserved

£57,627 pa (2)(10)
Vacant Possession of
3,027 sq m (32,584 sq ft)

On the instructions of Peter Welborn as sole LPA Receiver

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The city of Stoke-on-Trent has a population in excess of 266,000 and is a major employment centre located midway between Birmingham and Manchester immediately adjacent to the M6 motorway (Junction 15). The city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton. The property is situated in a well established industrial location together with some residential, adjacent to the A50, south of the A5007 King Street and is accessed by way of Ormonde Street. The property has the benefit of good access to Junction 15 of the M6 motorway, some 4 miles to the west, via the A50 and A500.

Description

The property comprises a 7 bay industrial unit which has been divided to provide a variety of industrial/warehouse and workshop units. One of the bays provides an internal accessway to some of the units. The majority of the units have the benefit of a roller shutter loading door and there is presently an on-site caretaker. There are communal WCs and externally many units have areas for loading and communal parking. The property provides a total of some 4,341 sq m (46,727 sq ft) and there is an open area of land of some 0.251 hectares (0.62 acres). In total the site area extends to some 1.3 hectares (3.2 acres).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 59 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Diana Featherstonhaugh, Hamblins. Tel: 020 7355 6000 Fax: 020 7491 2259 email dfeatherstonhaugh@hamblins.co.uk



No.	Present Lessee/Licencee	Accommodation			Lease/Licence Terms	Current Rent /Licence Fee £ p.a.	Next Review/ Reversion
Unit 1	Darryl Sutton (t/a Staffordshire Camera Centre) Rent deposit £520	Ground Floor	52.0 sq m	(560 sq ft)	Commencing 28.02.2012. Expiring 27.02.2015. Option to break 28.02.2014	£2,600 pa	Reversion 27/02/2015
Units 2, 3, 4 & 5A	Vacant	Ground Floor	385.5 sq m	(4,150 sq ft)			
Unit 5	E&C Export Ltd. Rent deposit £1,062	Ground Floor	55.0 sq m	(592 sq ft)	Commencing 28.09.2011. Expiring 27.09.2014. Break subject to 3 months' notice. 27.09.2013	£2,655 pa	Reversion 27/09/2014
Unit 6	Vacant	Ground Floor	111.0 sq m	(1,195 sq ft)			
Unit 7	R Senyar (t/a Limousine Window Films & Eagle Signs)	Ground Floor	110.0 sq m	(1,184 sq ft)	Commencing 01.09.2003. No fixed expiry. Mutual break at any time on 2 months' notice (1)	£6,480 pa	Reversion No Fixed Date
Unit 8	Vacant	Ground Floor	94.5 sq m	(1,017 sq ft)			
Unit 9	Impact Tiles and Bathrooms Ltd	Ground Floor	109.5 sq m	(1,179 sq ft)	Commencing 11.01.2013. Expiring 30.11.2016 (2)	£5,084 pa	Reversion 30/11/2015 (2)
Unit 10	Vacant (3)	Ground Floor	109.0 sq m	(1,173 sq ft)			
Unit 11	Paul Mansfield (t/a Ideal Kitchens)	Ground Floor	111.5 sq m	(1,200 sq ft)	Commencing 01.03.2000. No fixed expiry (4)	£6,480 pa	Reversion No Fixed Date
Unit 12	Vacant	Ground Floor	111.0 sq m	(1,195 sq ft)			
Unit 13	Mark Knight. Rent deposit £750	Ground Floor	113.5 sq m	(1,222 sq ft)	Commencing 15.06.2012. Expiring 14.06.2015. Option to break 15.12.2013 and 15.12.2014 on 2 months' prior written notice (5)	£3,450 pa (5)	Reversion 14/06/2015
Unit 14	Mark Knight. Rent deposit £500	Ground Floor	52.5 sq m	(565 sq ft)	Commencing 20.11.2012. Expiring 19.11.2015 (6)	£2,000 pa	Reversion 19/11/2015
Unit 15	Arthur Christopher Chetwin. Rent deposit £600	Ground Floor	54.5 sq m	(586 sq ft)	Commencing 20.01.2012. Expiring 19.01.2014 (7)	£2,640 pa	Reversion 19/01/2014
Unit 16	Staffordshire Truck and Trailer Ltd	Ground Floor	54.5 sq m	(586 sq ft)	Commencing 31.03.2010. Expiring 30.03.2013	£4,387.50 pa	Reversion 30/03/2013
Unit 17	Robert Dowling (t/a RDS Vehicle Services) Rent deposit £756	Ground Floor	55.0 sq m	(592 sq ft)	Commencing 16.12.2012. Expiring 15.12.2015. Option to break 16.12.2013 (8)	£2,520 pa	Reversion 15/12/2015
Unit 18	David Anthony Evans. Rent deposit £600	Ground Floor	54.0 sq m	(581 sq ft)	Commencing 10.07.2012. Expiring 09.07.2015. Option to break 10.07.2013 and 10.07.2014 (9)	£2,047.50 pa	Reversion 09/07/2015
Unit 19	Craig Lazenby	Ground Floor	110.0 sq m	(1,184 sq ft)	Commencing 09.07.2012. Expiring 08.07.2015 (10). Lease to be completed	£4,389 pa (10)	Reversion 08/07/2015
Units 20, 21, 22 & 40	Vacant	Ground Floor	441.0 sq m	(4,747 sq ft)			
Unit 23	M Gieve (t/a S&M Motors)	Ground Floor	110.5 sq m	(1,190 sq ft)	Commencing 27.10.1997. No fixed expiry. Mutual break at any time on 2 months' written notice (11)	£6,588 pa	Reversion No Fixed Date
Units 24, 25 & 42	Vacant	Ground Floor	289.0 sq m	(3,111 sq ft)			
Unit 26	DGH Decoration Ltd	Ground Floor	53.0 sq m	(570 sq ft)	Commencing 01.12.2004. Expiring 31.03.2005. Tenant's option to break on 2 months' notice (12)	£2,459 pa	Reversion 31/03/2005
Units 27 & 28	Vacant	Ground Floor	110.0 sq m	(1,184 sq ft)			
Unit 29	Brian Pitchford. Rent deposit £650	Ground Floor	54.0 sq m	(581 sq ft)	Commencing 14.06.2012. Expiring 13.06.2015. Option to break 14.06.2013 and 14.06.2014 (13)	£2,597 pa	Reversion 13/06/2015
Units 30 & 51	Vacant	Ground Floor	109.5 sq m	(1,179 sq ft)			
Unit 31	Vacant (14)	Ground Floor	53.0 sq m	(570 sq ft)			
Unit 37	Robert Dowling (t/a RDS Vehicle Services)	Ground Floor	110.0 sq m	(1,184 sq ft)	Commencing 14.01.2013. Expiring 13.01.2016. Option to break 14.07.2013 and 14.01.2014 (15)	£1,250 pa (15)	Reversion 14/01/2015
Units 38, 39, 41, 43a, 43b, 44, 45, 46, 48, 49	Vacant	Ground Floor	1,159.5 sq m	(12,482 sq ft)			
Unit 50	Margaret Walker and Sharon Payne	Ground Floor	54.5 sq m	(587 sq ft)	Commencing 21.09.2012. Expiring 20.03.2014 (16)	£nil pa	Reversion 20/03/2014
Unit 52	Vacant	Ground Floor	54.0 sq m	(581 sq ft)			
Land	(17)	Site Area	0.251 Hectares	(0.62 Acres)			
Total			4,341 sq m	(46,727 sq ft)		Total £57,627 p.a.	

(1) Unit 7, rent is inclusive of service charge and exclusive of insurance and electricity. There is no paperwork to evidence the licence fee save for the demands which are or have been paid.

(2) Unit 9, new 3 year lease. Six months rent free. Service charge £2,010 pa, insurance £300 pa. Rent commences 11th June 2013. The Vendor will top up the rent from completion to 11th June 2013 by way of a reduction in the purchase price so that the Purchaser will be effectively receiving £5,084 per annum from completion of the sale.

(3) Unit 10, lease discussions were ongoing with the previous tenant but possession of unit taken due to lease not being signed. Discussions are ongoing with another tenant for a 3 year lease at £500 per month (£6,000 per annum) subject to contract and without prejudice.

(4) Unit 11, rent is inclusive of service charge and exclusive of electricity.

(5) Unit 13, rent rises in year 2 to £4,450 and in year 3 to £4,896.

(6) Unit 14, stepped rent £2,000/£2,300/£2,400. Insurance £100 and service charge £935.

(7) Unit 15, service charge £997.89.

(8) Unit 17, new 3 year lease. Service charge £1,007. Insurance £116.23.

(9) Unit 18, stepped rent year 1 £2,047.50, year 2 £2,340, year 3 £2,632.50.

(10) Unit 19, under offer to Craig Lazenby, rent year 1 £4,389, year 2 £4,675, year 3 £4,675. Service charge £2,071. Insurance £235.

(11) Unit 23, rent is inclusive of service charge and exclusive of insurance and electricity. The documents are missing and only copy demands are available as evidence of rent/licence fee.

(12) Unit 26, fixed maintenance rent. The documents are missing and only copy demands are available as evidence of rent/licence fee.

(13) Unit 29, service charge £972 pa, insurance £98.65 pa.

(14) Unit 31, about to go under offer to Staffordshire Oatcakes, 3 year lease. Rent £2,957 pa. Service charge £975. Insurance £100. Rent deposit £650. 4 weeks rent free. Subject to contract and without prejudice.

(15) Unit 37, 3 year lease, rent year 1 £1,250, year 2 £3,750, year 3 £4,500. Service charge £2,100. Insurance £250.

(16) Unit 50, nil rent, insurance service charge only. Service charge £993.85 and insurance.

(17) Land. In discussions with Craig Lazenby for a lease to restore narrow boats. Year 1 – 6 months rent free then £3,500 for the next 6 months, year 2 £9,000, year 3 £10,000, year 4 £10,000, year 5 £12,000, subject to contract and without prejudice.