

Stoke-on-Trent

44 Market Street

Longton

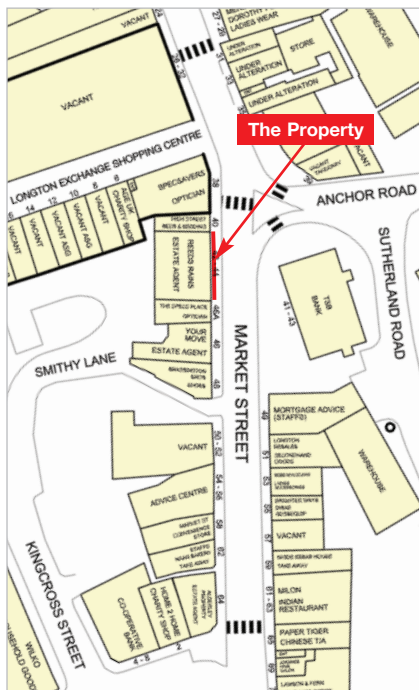
Staffordshire

ST3 1BS

- Freehold Shop, Residential and Ground Rent Investment
- Located on the town's main retail pitch
- Shop let to Reeds Rains Ltd until 2026 (break 2021)
- Two flats on the upper parts (one sold off)
- Shop Rent Review 2021
- VAT not applicable
- Total Current Rents Reserved

£17,650 pa

EIGHT 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). Longton is one of the main towns within the Stoke-on-Trent conurbation. The property is situated on the west side of Market Street, opposite its junction with Anchor Road. Occupiers close by include TSB Bank (opposite), Your Move, Specsavers, Wilko, Home Bargains, B&M Home Store and the Longton Exchange Shopping Centre.

Description

The property is arranged on ground and two upper floors to provide an estate agents arranged over ground floor, a large two bedroom flat on the first floor let and a second floor flat which has been sold off. The flats are accessed via a separate entrance on Market Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Reeds Rains Ltd	Gross Frontage 11.65 m Net Frontage 9.70 m Shop Depth 8.60 m Built Depth 13.50 m	(38' 3") (31' 10") (28' 3") (44' 4") 10 years from 01.07.2016 Rent review in the 5th year FR & I	£12,750 p.a.	Rent Review 2021 Tenant break in 2021
Flat 1	Individual	First Floor – Two Bedroom Flat	12 months Assured Shorthold Tenancy from 01.06.2017	£4,800 p.a.	
Flat 2 (1)	Individual	Second Floor Flat	125 years from 12.06.2008	£100 p.a.	Rent doubles every 33 years

(1) Not inspected by Allsop

Total £17,650 p.a.

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 Bude Nathan & Iwanier (Ref: ZM). Tel: 0208 458 5656 e-mail: zm@bnlaw.co.uk