

# Hanley

## Former Odeon Cinema

### Trinity Street

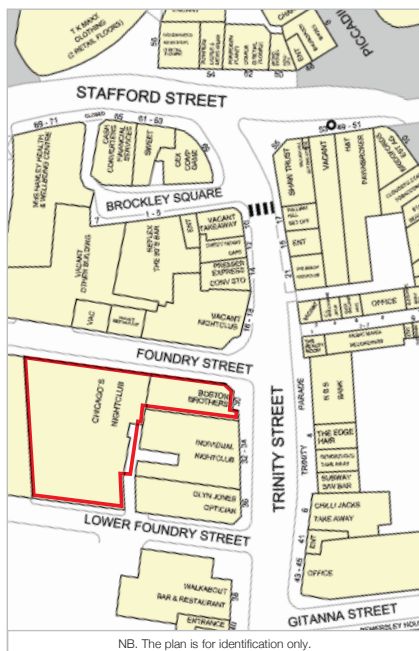
### Stoke-on-Trent

### Staffordshire

### ST1 5HE

- **Freehold Ground Rent Investment**
- Former cinema now comprising a bar and separate nightclub
- Let on a 99 year lease expiring 2035 (thus having some 18 years unexpired)
- Sublet at £131,000 per annum
- No VAT applicable
- Current Rent Reserved  
**£800 pa**

On the Instructions of



NB. The plan is for identification only.



## Tenure

Freehold.

## Location

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 Motorway (Junction 15).

The property is situated on the north side of Trinity Street, at the junction with Foundry Street within the town's main nightclub/bar pitch and close to the Potteries Shopping Centre and main retail area. Occupiers close by include a range of leisure operators including Walkabout, Reflex and a number of takeaways and restaurants.

## Description

The property is a former cinema, which is now arranged as a bar fronting Trinity Street together with a separate nightclub, which is accessed from Foundry Street.

The property provides the following accommodation and dimensions:

<b>Boston Brothers</b>	<b>692.7 sq m</b>	<b>(7,456 sq ft)</b>
<b>Chicago's Nightclub</b>	<b>1,117.7 sq m</b>	<b>(12,031 sq ft)</b>

**NB. Not internally inspected by Allsop, areas sourced from scaled plans.**

## Tenancy

The entire property is at present let to MASTDATA PROPERTIES LTD for a term of 99 years from 8th January 1936 at a current rent of £800 per annum. There are no rent reviews. The lease contains full repairing and insuring covenants. We understand the bar and nightclub have been separately sublet at a combined rent of £131,000 per annum.

## Tenant Information

For the year ended 31st July 2015, Mastdata Properties Ltd reported an undisclosed turnover and pre-tax profit, shareholders' funds of £828,573 and a net worth of £803,523. (Source: Experian 21.02.2017.)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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

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