

Stoke-on-Trent

Trinity Parade

Trinity Street

Hanley

Staffordshire

ST1 5RW

- **Freehold Retail Parade and Office Investment**
- RBS and Subway within a retail parade of 4 units (one triple unit)
- Includes self-contained first floor offices
- RBS did not exercise 2017 break option
- Benefits from 25 car parking spaces
- Total Current Rents Reserved

£80,760 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



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 property is located on the south side of Trinity Street, opposite its junction with Foundry Street and adjacent to the Piccadilly Arcade. Occupiers close by include KFC, Coral, Specsavers, HSBC Bank, TSB Bank, TK Maxx and Debenhams, amongst a range of other retailers and leisure facilities. The Potteries Intu Shopping Centre is also in close proximity.

Description

The property is arranged on ground and one upper floor to provide a city centre parade comprising three ground floor shops with self-contained office accommodation on the first floor. The property benefits from 25 car parking spaces to the rear, 9 of which are let on licences with the remainder included in the various leases.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1-3	The Royal Bank of Scotland plc (1)	Gross/Net Frontage Ground Floor First Floor Parking Spaces	17.39 m 173.00 sq m 176.40 sq m (57' 0") (1,862 sq ft) (1,899 sq ft)	5 years from 30.06.2014 2017 tenant break option not exercised FR & I	£39,650 p.a. Reversion 2019
4	J Beuk (t/a The Edge Hairdressers)	Gross Frontage Net Frontage Ground Floor Parking Space	5.32 m 3.50 m 61.06 sq m (17' 5") (11' 6") (657 sq ft)	5 years from 08.06.2016 Annual tenant break option FR & I	£7,500 p.a. Reversion 2021
5	M Ejaz (t/a Rendezvous Fast Food Takeaway)	Gross Frontage Net Frontage Ground Floor Parking Space	5.32 m 3.50 m 60.37 sq m (17' 5") (11' 6") (700 sq ft)	15 years from 01.12.2012 Rent review every 3rd year FR & I	£12,000 p.a. Rent Review 2018
6	4SI Foods Ltd (t/a Subway)	Gross Frontage Net Frontage Ground Floor Parking Space	5.88 m 3.50 m 62.09 sq m (19' 3") (11' 6") (668 sq ft)	15 years from 21.12.2016 Rent review in the 10th year Tenant break option December 2021 FR & I	£8,400 p.a. Rent Review 2026
First Floor	Temps Ltd	First Floor Parking Spaces	165.79 sq m (1,785 sq ft)	Holding Over (2)	£10,000 p.a. Holding Over
Parking Spaces	Individuals	9 x Parking Spaces	Various annual licences	Total £3,210 p.a.	

(1) Website: www.rbs.com

For year ending 31st December 2016, RBS plc did not report a turnover, but reported a pre-tax loss of £3.732bn, shareholders' funds of £35.819bn and a net worth of £29.634bn. (Source: Experian 18.09.2017.)

(2) The Landlord has served a S.25 Notice proposing a new 3 year lease at £13,500 per annum. The tenant has responded agreeing in principle to a 3 year lease with annual breaks at the passing rent.

Total £80,760 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

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