

Newcastle-under-Lyme

**Units 1, 2 and 3
(Formerly known as
The Plough)
High Street
Wolstanton
Staffordshire
ST5 0EW**

- **Freehold Shopping Parade Investment**
- Tenants include Coral and White Cross Vets
- Three shop units
- Car park to the rear
- Rent Review 2016
- Total Current Rents Reserved
£66,000 pa



Tenure

Freehold.

Location

Newcastle-under-Lyme, with a population of some 74,000, is situated 40 miles south of Manchester and 40 miles north-west of Birmingham and directly adjoins the city of Stoke-on-Trent. The town benefits from close proximity to the M6 (Junctions 15 & 16) and the A50 which provides access to the M1 (35 miles east).

The property is situated in Wolstanton a suburb/village north of Newcastle-under-Lyme.

Occupiers close by include Lloyds Pharmacy, Co-Operative Bank, The Post Office and a variety of local traders.

Description

The property is arranged on ground floor to provide a purpose built parade of three ground floor units with car parking to the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Unit 1 EPC Rating 132 Band F (Copy available on website).

Unit 2 EPC Rating 82 Band D (Copy available on website).

Unit 3 EPC Rating 126 Band F (Copy available on website).

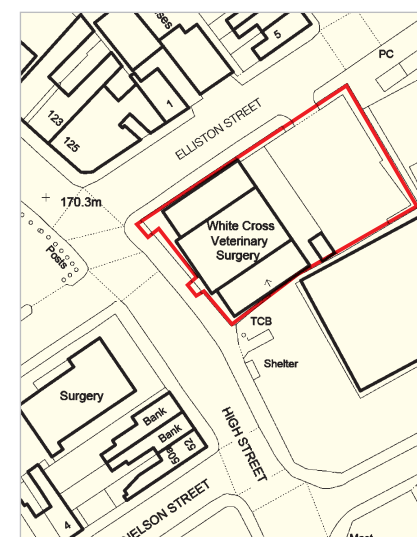


No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Coral Racing Ltd (1)	Gross Frontage 6.3 m Net Frontage 5.4 m Shop Depth 16.4 m Built Depth 16.9 m Ground Floor 86.6 sq m	(20' 8") (17' 8") (53' 9") (55' 5") (932 sq ft)	10 years from 03.09.2012 Rent review every 5th year FR & I by way of service charge	£15,000 p.a. Rent Review 2017
2	Petsco Ltd (t/a White Cross Vets) (2)	Gross Frontage 12.5 m Net Frontage 10.9 m Shop Depth 17.3 m Built Depth 17.9 m Ground Floor 188.2 sq m	(41' 0") (35' 9") (56' 9") (58' 8") (2,025 sq ft)	15 years from 03.09.2012 Rent review every 5th year FR & I by way of service charge	£35,000 p.a. Rent Review 2017
3	On Track (Stoke-on-Trent) Ltd (£4,000 rent deposit held)	Gross Frontage 6.3 m Net Frontage 5.5 m Return Frontage 2.7 m Shop Depth 16.2 m Built Depth 16.8 m Ground Floor 93.0 sq m	(20' 8") (18' 0") (8' 10") (53' 2") (55' 2") (1,001 sq ft)	6 years from 24.07.2013 Rent review every 3rd year Tenant's break in 3rd year FR & I by way of service charge	£16,000 p.a. Rent Review 2016

(1) For the year ended September 2012, Coral Racing Ltd reported a turnover of £603,447,000, a pre-tax profit of £101,348,000 and a net worth of £61,039,000. (Source: riskdisk.com 28.02.2014.)

(2) White Cross Vets have 12 branches nationwide. www.whitecrossvets.co.uk

Total £66,000 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 Arti Dhall, Gardner Liff Dowding. Tel: 01543 466941 e-mail: arti.dhall@gidsolicitors.com

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