

## Alsager

**25 Lawton Road  
Stoke-on-Trent  
Staffordshire  
ST7 2AA**

- **Freehold Shop Investment**
- Entirely let to Lloyds Pharmacy Limited on a new 10 year lease (1)
- Includes car park to the rear
- 3 GP surgeries within 2 miles
- Rent Review 2017
- Current Rent Reserved

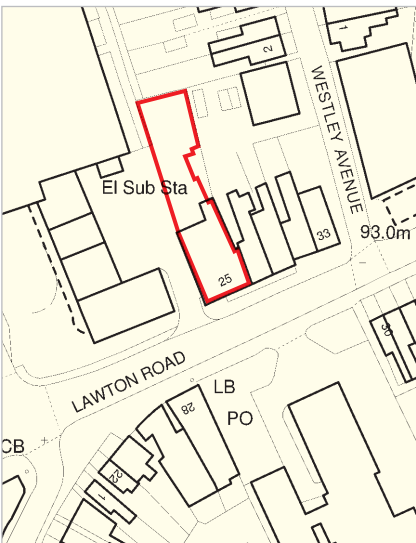
**£18,500 pa**

**On the Instructions of Joint LPA  
Receivers**

**Asset Managed by**



**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

Alsager is located some 10 miles north of Stoke-on-Trent and 7 miles east of Crewe. The town has good transport links being close to Junction 16 of the M6 Motorway.

The property is situated within a parade on the north side of Lawton Road, close to the junction with Wesley Avenue. The property adjoins a supermarket (to be Asda), a post office opposite and there are a number of other local traders in the vicinity. There are 3 GP surgeries within 2 miles of the property.

### Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop with basement storage and further storage accommodation on the first floor. To the rear is a car park for some 9 vehicles.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.2 m</b>	<b>(36' 9")</b>
<b>Net Frontage</b>	<b>9.15 m</b>	<b>(30' 0")</b>
<b>Shop Depth</b>	<b>15.55 m</b>	<b>(51' 0")</b>
<b>Built Depth</b>	<b>19.2 m</b>	<b>(62' 11")</b>
<b>Basement</b>	<b>41.5 sq m</b>	<b>(447 sq ft)</b>
<b>First Floor</b>	<b>56.5 sq m</b>	<b>(608 sq ft)</b>

### Tenancy

The entire property is at present let to LLOYDS PHARMACY LIMITED for a term of 10 years from 24th June 2014 at a current rent of £18,500 per annum. The lease provides for rent reviews and tenant break clauses at the end of the third, fifth and seventh years (1). The lease also contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 1,650.

Website Address: [www.lloydspharmacy.com](http://www.lloydspharmacy.com)

For the year ended 31st December 2012, Lloyds Pharmacy Limited reported a turnover of £1,720.857m, a pre-tax profit of £17.967m, shareholders' funds of £203.867m and a net worth of £54.99m. (Source: riskdisk.com 22.09.2014.)

### VAT

Please refer to the Special Conditions of Sale.

### 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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