

# **Kidsgrove** **42 Market Street** **Stoke-on-Trent** **Staffordshire** **ST7 4AB**

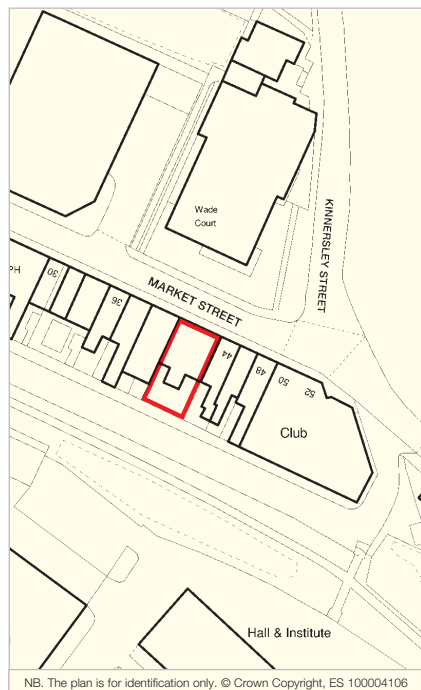
- **Freehold Shop Investment**
- Entirely let to Lloyds Pharmacy Limited
- New 10 year lease (1)
- 6 GP Surgeries within 2 miles
- Rent Review 2019
- Current Rent Reserved  
**£14,000 pa**

**On the Instructions of Joint LPA  
Receivers**

**Asset Managed by**



**SIX WEEK COMPLETION  
AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Kidsgrove is a suburb of Stoke-on-Trent with a population of some 24,000 and is located some 5 miles north of Stoke-on-Trent and 9 miles east of Crewe. Kidsgrove has good transport links with access to the M6 Motorway (Junction16) lying approximately 6 miles to the west of Kidsgrove accessed via the A50, A34 and A500. The property is located 0.5 miles to the east of Kidsgrove Rail Station on the south side of Market Street, close to the junction with Heathcote Street. Occupiers close by include Coral, Dignity Funerals, Home Bargains, amongst other local traders. There are 6 GP Surgeries within 2 miles of the property.

## **Description**

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.45 m</b>	<b>(31' 0")</b>
<b>Net Frontage</b>	<b>8.15 m</b>	<b>(26' 9")</b>
<b>Shop &amp; Built Depth</b>	<b>18.4 m</b>	<b>(60' 4")</b>
<b>First Floor</b>	<b>60 sq m</b>	<b>(645 sq ft)</b>
<b>Second Floor</b>	<b>43 sq m</b>	<b>(463 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 £14,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's break clause at the end of the fifth year.

## **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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