



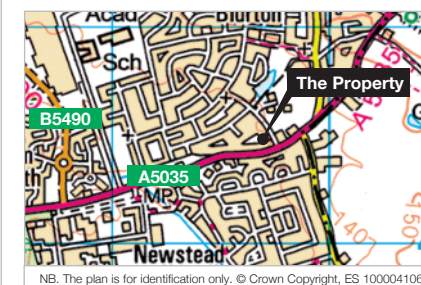
Entirely let to
Martin McColl Ltd
until 2028 without breaks

Stoke-on-Trent

584 Trentham Road
Blurton
Staffordshire
ST3 3DH

- **Virtual Freehold Convenience Store and Residential Investment**
- Comprising a shop with self-contained residential accommodation above
- Entirely let to Martin McColl Limited until November 2028 (no breaks)
- 3% per annum rental increases received annually
- No VAT applicable
- Predominantly residential area
- Current Gross Rent Reserved **£24,190.58 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



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Tenure

Leasehold. Held for a term of 999 years from 13th October 2008 (thus having some 989 years unexpired) at a ground rent of a peppercorn.

Location

The city of Stoke-on-Trent is a major employment centre located midway between Birmingham and Manchester immediately adjacent to the M6 motorway (Junction 15). The city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910.

The property is situated in the predominantly residential area of Blurton, some 4 miles south of Stoke-on-Trent, on the north side of Trentham Road, at its junction with Ripon Road.

Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store with self-contained residential accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor 148 sq m (1,593 sq ft)
First Floor Residential (not inspected by Allsop)

Tenancy

The entire property is at present let to MARTIN MCCOLL LIMITED for a term of 20 years from 27th November 2008 at a current rent of £24,190.58 per annum (1). There are 3% per annum rental increases received annually and there are rent reviews at the end of every fifth year to the higher of the passing rent increased by 3% compounded and OMRV. The lease contains full repairing and insuring covenants. (1) The current passing rent is £23,486 per annum and £24,190.58 per annum will take effect from 27th November 2018 post completion.

Tenant Information

No. of Branches: 1,650+ managed convenience stores and newsagents.

Website Address: www.mccolls.co.uk

For the year ended 27th November 2016, Martin McColl Ltd reported a turnover of £518.736m, a pre-tax profit of £25.631m, shareholders' funds of £160.391m and a net worth of £111.606m. (Source: Experian 03.0.2018.)

VAT

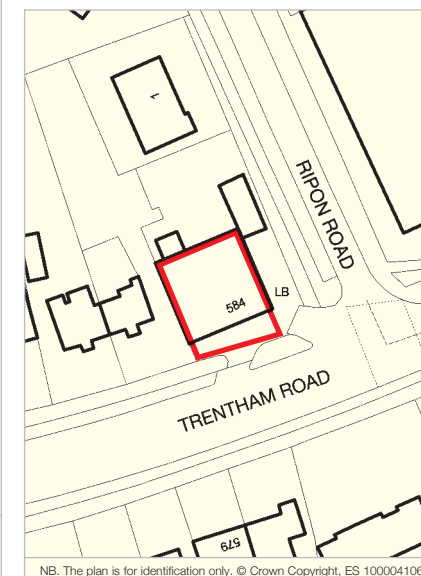
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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