



**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 situated on the eastern side of Waterloo Road (A50), opposite its junction with Commercial Street and adjacent to a Spar supermarket.

**Description**  
The property is arranged on ground floor only to provide a retail warehouse of 831.5 sq m (8,950 sq ft) with parking to the front. The site comprises 0.21 hectares (0.52 acres) in all.

**Tenancy**  
The entire property is at present let to UNITED CARPETS PROPERTY LTD, guarantee by United Carpets Group plc, for a term of 20 years from 5th February 2016 at a current rent of £53,700 per annum. The lease contains full repairing and insuring covenants subject to a schedule of condition and a fixed increase of 2.5% per annum compounded on every fifth anniversary.

The rents will rise to £60,757 per annum in 2021, £68,741 per annum in 2026 and £77,774 per annum in 2031.

**Tenant Information**  
United Carpets Group plc is the third largest specialist retail carpet and floor coverings chain in the UK with 57 stores, 50 of which are operated by franchisees.  
For the year ended 31st March 2017, United Carpets Group plc reported a turnover of £21,192,000, a pre-tax profit of £1,527,000 and a net worth of £5,139,000. (Source: Annual Report 31.03.2017.)

**VAT**  
VAT is applicable to this lot.

**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.

## Stoke-on-Trent

### 135 Waterloo Road Staffordshire ST6 2ER

- **Freehold Retail Warehouse Investment**
- Let to United Carpets Property Ltd with plc guarantor on a lease expiring 2036 (no breaks)
- Prominent roadside location adjacent to Spar convenience store and filling station
- Fixed rental increases by 2.5% pa compounded every five years
- Current Rent Reserved

**£53,700 pa**

**Fixed rent increase in 2021 to £60,757**

**On the Instructions of United Carpets Holdings Limited**

**SIX WEEK COMPLETION AVAILABLE**

