

Tunstall

115 High Street

Stoke-on-Trent

Staffordshire

ST6 5TA

- **Freehold Shop Investment**
 - Let on a new lease for a term of six years
 - Town centre position
 - Rent Review 2020 (Higher of RPI or OMV)
 - Reversion March 2023 (1)
 - VAT not applicable
 - Current Rent Reserved
- £9,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The Staffordshire town of Tunstall is located within the city of Stoke-on-Trent conurbation, just four miles north-west of the city centre. Tunstall lies five miles north-east of Newcastle-under-Lyme and thirty miles south of Manchester. The town benefits from excellent road links and is connected to Junction 16 of the M6 Motorway via the A500. The property is situated on the west side of the High Street, in the heart of the town centre.

Occupiers close by include Co-operative Bank (adjacent), Superdrug, Barclays Bank (opposite), Post Office, WH Smith (opposite), Poundland (opposite) and William Hill, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop currently arranged as a hair salon, with ancillary accommodation on the first and second floors. The first and second floors benefit from separate access from the front, as well as internal access through the shop.

The property provides the following accommodation and dimensions:

Gross Frontage	6.10 m	(20' 0")
Net Frontage	4.60 m	(15' 1")
Shop Depth	10.90 m	(35' 9")
Built Depth	14.80 m	(48' 7")
Ground Floor	53.10 sq m	(571 sq ft)
First Floor	62.45 sq m	(672 sq ft)
Second Floor	47.95 sq m	(516 sq ft)
Total	163.50 sq m	(1,759 sq ft)

Tenancy

The entire property is at present let to ELLIOT JOHN MAGUIRE & MAGUIRE'S BARBERS LTD for a term of 6 years from 14th March 2017 at a current rent of £9,000 per annum. The lease provides for an RPI linked rent review in the third year of the term and contains full repairing and insuring covenants. There is a tenant break option on 14th March 2020. (1)

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.

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 Bude Nathan & Iwanier LLP (Ref: ZM). Tel: 0208 458 5656 e-mail: zm@bnilaw.co.uk