

Hanley

17 Stafford Street Staffordshire ST1 1JW

- Freehold Retail Investment
- Town centre location
- Comprises a shop and first floor hairdressers
- Shop let to Age UK
- No VAT applicable
- Total Current Rents Reserved

£20,250 pa



Tenure

Freehold.

Location

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 motorway (Junction 15). The property is situated on the west side of Stafford Street close to its intersection with Piccadilly which makes up part of the pedestrianised city centre.

Occupiers close by include Nationwide, Albemarle & Bond, Salvation Army Charity Shop, Ryman Stationers, Marie Curie Charity Shop, Bonmarché, Bighthouse, Wilkos and Greggs amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained first floor hairdressers.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
(17) Ground Floor	Age UK (1)	Gross Frontage 6.11 m Net Frontage 5.36 m Ground Floor (2) 70.3 sq m	(20') (17' 7") (757 sq ft) 25 years from 18.04.1994 Rent review every 5th year Effectively FR & I	£16,500	Reversion 2019
(17A) First Floor	David Roy Cooke (t/a Cookies)	First Floor (2) 61.8 sq m	(665 sq ft) 10 years from 25.03.2002 Rent review every 5th year Effectively FR & I	£3,750	Holding over

- (1) Age UK is the country's largest charity dedicated to helping people make the most of later life with approximately 170 shops.
(Source: www.ageuk.org.uk)
For the year ended 31st March 2014, Age UK reported no turnover, a pre-tax profit of £9,123,000 and a net worth of £27,645,000.
(Source: riskdisk.com 09.06.2015.)
(2) Not inspected by Alltop. Measurements taken from www.2010.voa.gov.uk

Total £20,250 p.a.

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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