

Newcastle-under-Lyme

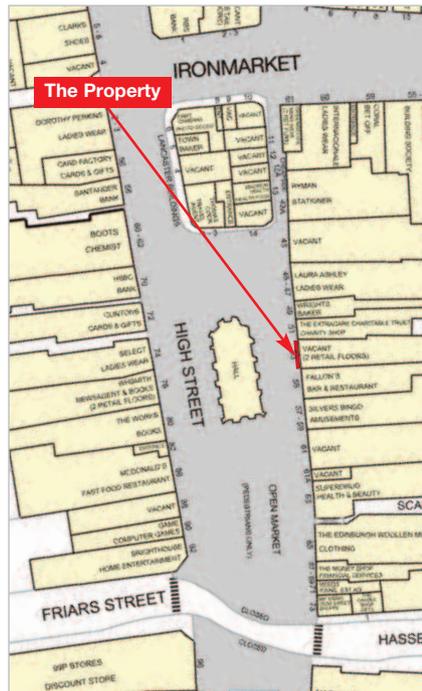
53 High Street ST5 1QZ

- Well Located Freehold Shop
- Pedestrianised High Street location opposite Boots, W H Smith and McDonald's Restaurant
- May suit owner occupier or investor
- Asset management opportunity

Unoccupied (1)

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location

Newcastle-under-Lyme is one of the principal centres within the busy North Staffordshire conurbation and is directly adjacent to Stoke-on-Trent.

The town lies 2 miles from Junction 15 of the M6 Motorway, some 40 miles south of Manchester and 40 miles north of Birmingham.

The property is situated on the pedestrianised High Street on the east side which is one of the main retail pitches within the town centre. We understand a street market operates in front of the unit 6 days a week.

Occupiers close by include Boots, NatWest, HSBC and Lloyds Banks, 99p Stores, Brighthouse, McDonalds, Laura Ashley, Superdrug, Dorothy Perkins and Clark Shoes.

Description

The property is arranged on ground, mezzanine and two upper floors to provide a ground floor retail unit with mezzanine sales and ancillary accommodation with storage on the first floor and second floor.

The property benefits from a loading bay to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.35 m	(24' 2")
Net Frontage	6.75 m	(22' 2")

Ground Floor (Sales)	143.55 sq m	(1,545 sq ft)
Mezzanine	91.00 sq m	(980 sq ft)
Loading Bay	55.80 sq m	(601 sq ft)
First Floor	123.20 sq m	(1,326 sq ft)
Second Floor	34.00 sq m	(366 sq ft)
Total	447.55 sq m	(4,818 sq ft)

Description and floor areas taken from a Valuation Report dated February 2010. Not inspected by Allsop.

Tenancy

(1) The property is subject to a lease dated 21st February 1996 to Millets Leisure Ltd. The tenant is dissolved and the Receivers have forfeited the lease and have also applied for a disclaimer from the Duchy of Lancaster.

VAT

VAT is applicable to this lot.

Rateable Value

The property has a rateable value of £49,250.

Documents

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

Energy Performance Certificate

EPC will be available on the 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 Laurence Mills, Berwin Leighton Paisner LLP. Tel: 020 3400 1000 e-mail: laurence.mills@blplaw.com