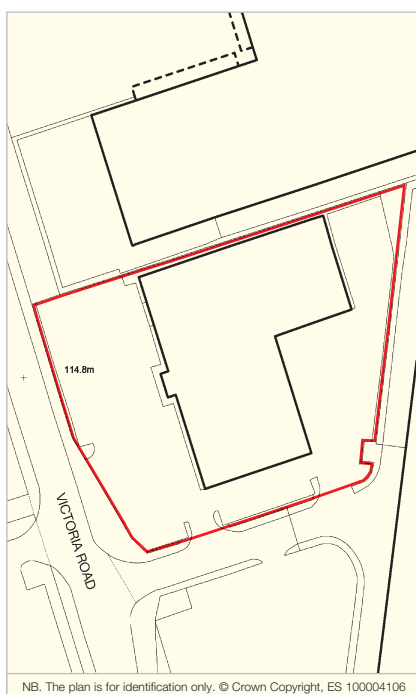
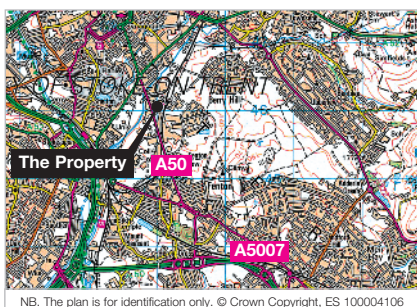


Stoke-on-Trent Units 1 & 2 Victoria Road Fenton ST4 2HS

- **Freehold Retail Warehouse Investment**
- Unit 1 let to A Share & Sons Limited
- Unit 2 let to Halfords Limited
- Established retail warehouse location
- Rent Reviews from 2019
- VAT not applicable
- Total Current Rents Reserved
£193,600 pa ⁽²⁾ ⁽⁵⁾

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

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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 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. Fenton is located approximately 1 mile east of Stoke-on-Trent Mainline Station.

The property is situated on the northern side of Fenton in a mixed industrial and retail area on Victoria Road which provides a direct link to the A5 dual carriageway.

Ravenside Retail Park is located opposite and is occupied by Dunelm Mill, Eurocarpets and Pure Gym. Other nearby occupiers include McDonald's, Gala Bingo, Esso, Asda, Wickes, Aldi, JCB and Poundstretcher amongst others.

Description

The property is arranged to provide a single storey retail warehouse providing 2 units both of which benefit from mezzanine floors which we understand are tenants' improvements. The property benefits from forecourt car parking for some 88 cars and loading areas to the rear.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	A Share & Sons Limited (1)	Ground Floor 1,000 sq m (10,765 sq ft)	New 10 year Reversionary Lease from a lease expiring on 25.03.2015. Rent review every 5th year. FR & I	£95,000 p.a. (2)	Rent Review 2020 Reversion 2025
Unit 2	Halfords Limited (3)	Ground Floor 1,055.6 sq m (11,363 sq ft)	For a term of years from 02.10.2012 and expiring 24.02.2024 (4) Rent review every 5th year. FR & I	£98,600 p.a. (5)	Rent Review 2019 Reversion 2024
		Total	2,055.6 sq m (22,128 sq ft)	Total £193,600 p.a. ⁽²⁾ ⁽⁵⁾	

(1) For the year ended 27th July 2013, A Share & Sons Limited reported a turnover of £245.647m, a pre-tax profit of £4.125m, a net worth and shareholders' funds of £21.9m

(2) There will be a 27 month rent free period after commencement of the reversionary lease. The Seller will top up the rent from commencement of the reversionary lease to the current rent reserved of £95,000 p.a. until expiry of the rent free period.

(3) www.halfords.com. For the year ended 29th March 2013, Halfords Limited reported a turnover of £745.5m, a pre-tax profit of £75.5m, and shareholders' funds and a net worth of £481.4m. (Source: riskdisk.com 25.02.2014.)

(4) Subject to a tenant's break clause on 25.02.2019.

(5) There was a 12 month rent free period from commencement of the lease from 24th February 2014. The seller will top up the rent from completion until expiry of the rent free period.

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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