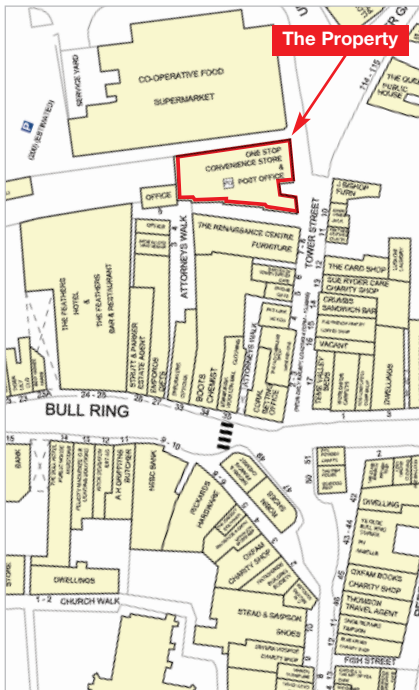


Ludlow 9 Tower Street Shropshire SY8 1RL

- Freehold Town Centre Shop Investment
 - Let to T & S Stores Limited
 - Reversion 2016
 - Current Rent Reserved
- £37,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Ludlow is an attractive town some 36 miles west of Birmingham and 25 miles south of Shrewsbury. The town is served by the A49 providing access to the A5 and M54 to the north and the M50 to the south.

The property is located adjacent to the start of the pedestrianised section adjoining a Co-op supermarket and close to Lloyds Pharmacy and Coral. To the rear of the property is a large public car park.

Description

The property is arranged on ground and one upper floor and provides a ground floor convenience store with integral sub-post office whilst the upper floor provides ancillary office and kitchen facilities.

The property provides the following accommodation and dimensions:

Gross Frontage	12.75 m	(41' 10")
Net Frontage	11.33 m	(37' 2")
Shop Depth	24.21 m	(79' 5")
Built Depth	30.30 m	(99' 5")
Ground Floor Sales/Storage	387.55 sq m	(4,172 sq ft)
First Floor	20.05 sq m	(216 sq ft)
Total	407.60 sq m	(4,388 sq ft)

Tenancy

The entire property is at present let to T & S STORES LIMITED (t/a One Stop Convenience Store) for a term of 20 years from 29th September 1996 at a current rent of £37,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 750.

Website Address: www.onestop.co.uk

For the year ended 22nd February 2014, T & S Stores Limited reported a net worth of £573 million. They are a wholly owned subsidiary of Tesco plc. (Source: Experian 17.04.2015)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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

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