



### 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 property is located in a predominantly residential suburb some 3 miles south-east of Stoke-on-Trent city centre and is situated on the west side of Upper Normacot Road, close to its junctions with Uttoxeter Road (A5007) and Herbert Road. The property forms part of an established parade of shops and is also located by a junction with the A50, which leads north-west direct to Stoke-on-Trent city centre.

### Description

The property is arranged on ground and one upper floor to provide a ground floor hot food takeaway with a two bedroom self-contained flat on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor (1) 52.12 sq m (561 sq ft)

First Floor Flat – 3 Rooms, Kitchen, Bathroom

(1) Not inspected by Allsop. Area taken from a Valuation Report.

### Tenancy

The entire property is at present let to PAPA JOHN'S (GB) LIMITED for a term of 15 years from 20th October 2015 at a current rent of £11,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. There is a tenant's break option at the end of the 10th year (1).

### Tenant Information

No. of Branches: 200+.

Website Address: [www.papajohns.co.uk](http://www.papajohns.co.uk)

For the year ended 28th December 2014, Papa John's (GB) Limited reported a turnover of £38.323m, a pre-tax profit of £2.315m and shareholders' funds and a net worth of £4.453m. (Source: Experian 15.09.2016.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Stoke-on-Trent

### 6-8 Upper Normacot Road Staffordshire ST3 4QE

- **Freehold Takeaway Restaurant Investment**
- Comprising ground floor shop with two bedroom flat above
- Entirely let to Papa John's (GB) Ltd until 2030 (1)
- No VAT applicable
- Rent Review 2020
- Reversion 2030
- Current Rent Reserved

**£11,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

