



Tenure

Freehold.

Location

The Staffordshire town of Tunstall is located within the city of Stoke-on-Trent, just four miles north-west of the city centre. Tunstall has a population of approximately 13,000, and lies 5 miles north-east of Newcastle-under-Lyme and 30 miles south of Manchester. The town benefits from excellent road links and is connected to Junction 16 of the M6 via the A500.

The property is situated on the western side of the High Street, adjacent to its junction with Farnhall Street.

Occupiers close by include Matalan, Next, Poundland, Barclays Bank, NatWest, Co-operative Bank, Superdrug and Asda.

Description

The property is arranged on ground and one upper floor to provide 8 retail units, arranged as ground floor shop units some with first floor ancillary space, and 2 self-contained flats accessed from the rear. The property also benefits from 8 on-site car parking spaces.

VAT

VAT is 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
83	Mr M Pass & Ms K Walton (Not in occupation)	Ground Floor First Floor 71.70 sq m 60.46 sq m (771 sq ft) (650 sq ft)	10 years from 01.03.2010	Nil rent received	Rent Review 2015
85	Vacant	Ground Floor First Floor 72.0 sq m 54.49 sq m (775 sq ft) (586 sq ft)	—	—	—
87	Shelter – The National Campaign for the Homeless	Ground Floor First Floor 73.00 sq m 65.40 sq m (785 sq ft) (704 sq ft)	10 years from 29.09.2006 Rent review every fifth year	£9,000 p.a.	Reversion 2016
89-91	Mr Z Afgani	Ground Floor First Floor 564.60 sq m 308.50 sq m (6,077 sq ft) (3,320 sq ft)	10 years from 15.08.2013 (1) Rent review at fifth year	£12,500 p.a.	Rent Review 2018
93	TUI UK Limited	Ground Floor First Floor 102.5 sq m 68.9 sq m (1,103 sq ft) (741 sq ft)	25 years from 23.08.1993 Rent review every fifth year	£9,800 p.a.	Rent Review 2013 Outstanding
95	D & A Grasiak	Ground Floor First Floor 86.2 sq m 63.9 sq m (927 sq ft) (687 sq ft)	3 years from completion (subject to contract) Tenant break after 1st year (2)	£7,000 p.a.	Rising to £8,000 p.a. in year 2 and £9,000 p.a. in year 3
97	Extracare Charitable Trust	Ground Floor 82.5 sq m (888 sq ft)	5 years from 29.11.2011	£9,225 p.a.	Reversion 2016
99	Mr S Harper & Mrs S A Harper	Ground Floor 71.3 sq m (767 sq ft)	Term of years from 30.07.2014 to 29.07.2023. Rent review 2019	£6,000 p.a.	Rent Review 2019
97A	Individual	Flat	AST from 22.11.2012	£3,300 p.a.	Holding Over
99A	Vacant	Flat comprising 3 Rooms, Kitchen and Bathroom	—	—	—
Car Space 1	Individual	Car Parking Space	1 year from 05.11.2007	£550 p.a.	Tenant Holding Over
Car Space 2	Individual	Car Parking Space	1 year from 05.12.2013	£550 p.a.	Tenant Holding Over
Car Spaces 3-5	All Staff Solutions	Car Parking Spaces	1 year from 05.11.2007	£1,650 p.a.	Tenant Holding Over
Car Space 6	All Staff Solutions	Car Parking Space	1 year from 05.11.2013	£550 p.a.	Tenant Holding Over
Car Spaces 7-8	Vacant	Car Parking Spaces	—	—	—
Sub-station	Midlands Electricity Board	—	85 years from 25.12.1965	£5 p.a.	Reversion 2050

NB. Floor areas taken from www.voa.gov.uk

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

(1) Tenant break 15.08.2015.

(2) Subject to a 6 month rent free period due to tenant's works.

Total £60,130 p.a.

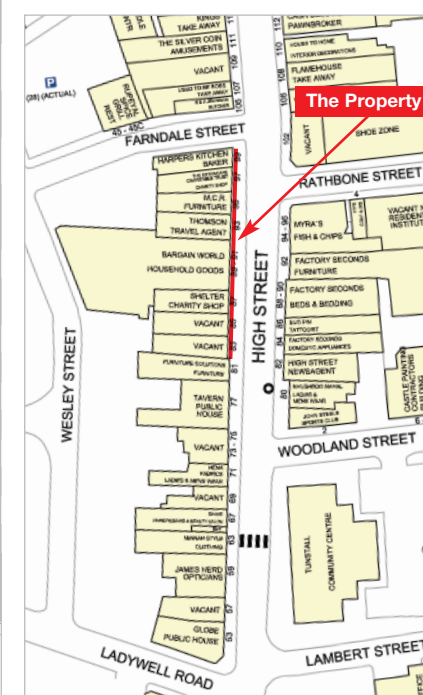
Tunstall

83-99 High Street Stoke-on-Trent Staffordshire ST6 5TS

- Freehold Parade of Shops and Residential Investment
- Comprising 8 retail units, 2 residential flats and five parking spaces
- Tenants include Thomson Travel Agent, Extracare Charitable Trust and Shelter Charity Shop
- One shop and one flat vacant
- Total Current Rents Reserved

£60,130 pa
(subject to contract on No.95)

**SIX WEEK COMPLETION
AVAILABLE**



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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