

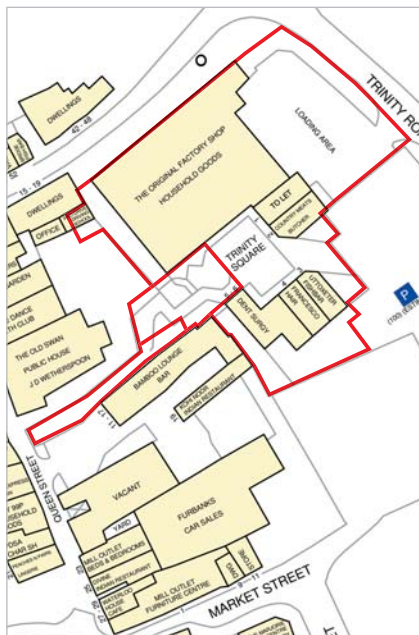
Uttoxeter Shopping Precinct

Off Queen Street and Trinity Road
Staffordshire
ST14 8TH

- **Modern Freehold Shopping Precinct Investment**
- Majority let to Somerfield Property Company Limited until 2021 (sublet)
- Other tenants include a butcher, dentist and take-away restaurant
- Adjacent to a town centre car park
- Popular Staffordshire market town
- Rent Reviews from 2011 (outstanding)
- Total Current Rents Reserved
£159,139 pa
together with Unit 1 Vacant

On the Instructions of
**D J Whitehouse and
S Muncaster of Duff & Phelps**
acting as Joint Administrators

DUFF & PHELPS



Tenure
Freehold.

Location
Uttoxeter is a market town situated some 16 miles north-east of Stafford, 16 miles south-east of Stoke-on-Trent, 19 miles west of Derby and is well known for its racecourse. The town is situated at the junction of the A50 and A518 trunk roads. The property is situated at the southern side of the town centre off Market Place/Queen Street with vehicular access from Trinity Road. A 100 space public car park is located adjacent to the property.

Description
The property comprises a large shop, formerly a supermarket, and six further shop units, two of which are combined, around a courtyard.

VAT
VAT is not applicable to this lot.



Documents
The legal pack will be available from the website www.allsoop.co.uk
NB. The property is being marketed on behalf of Joint Administrators excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely on their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings
Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsoop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 83 Uttoxeter**.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Somerfield Property Company Ltd (2) (3) Sub-Let to the Original Factory Shop Ltd	Ground Floor Sales/Ancillary 1,590.91 sq m (17,125 sq ft)	35 years from 29.09.1986 Rent review every 5th year (3)	£114,500 p.a. (3)	Rent Review 2016
Unit 1	Vacant	Ground Floor Sales/Ancillary 81.75 sq m (880 sq ft)	—	—	—
Unit 2	R Ufton (t/a Country Meats)	Ground Floor Sales/Ancillary 78.96 sq m (850 sq ft)	25 years from 24.06.1988 Rent review every 5th year	£8,500 p.a.	Reversion 2013
Unit 3	S & R Eleftheriou (t/a Uttoxeter Fish Bar)	Ground Floor Sales/Ancillary 83.14 sq m (895 sq ft)	20 years from 14.07.2006 Rent review every 5th year (4)	£9,500 p.a.	Rent Reviews 2011 (outstanding), 2016 and 2021
Unit 4	Francesco Group (Holdings) Ltd (5)	Ground Floor Sales/Ancillary 79.89 sq m (860 sq ft)	25 years from 01.08.1988 Rent review every 5th year	£8,375 p.a.	Reversion 2013
Unit 5	Whitecross Dental Care Ltd (6) (with a guarantee from Integrated Dental Holdings Ltd)	Ground Floor Dental Surgery/Ancillary 79.89 sq m (860 sq ft)	25 years from 29.09.1988 Rent review every 5th year	£8,850 p.a.	Reversion 2013
Unit 6	Whitecross Dental Care Ltd (6) (with a guarantee from Integrated Dental Holdings Ltd)	Ground Floor Dental Surgery/Ancillary 91.50 sq m (985 sq ft)	25 years from 29.09.1988 Rent review every 5th year	£9,414 p.a.	Reversion 2013
Total		2,086.04 sq m (22,455 sq ft)		Total £159,139 p.a.	

(1) Areas provided by the Vendor's Agent.
(2) For the year ended 2nd January 2010, Somerfield Property Company Ltd reported a turnover of £29.4 million, a pre-tax profit of £34.864 million, shareholders' funds and a net worth of £496.974 million. (Source: riskdisk.com 19.09.12)
(3) The property has been sub-let to the Original Factory Shop Ltd on a term from 5th June 2006 to 25th September 2021 at a sub-rent of £73,950 per annum. We understand the Co-Operative, who own Somerfield Property Company Ltd, have been in negotiations with the Administrators and have put forward a surrender proposal. Negotiations are still on-going.
(4) Option to break 2016 on 6 months' notice.
(5) The property has been sublet.
(6) For the year ended April 2011, Whitecross Dental Care Ltd reported a turnover of £103.7 million, a pre-tax profit of £9.2 million and total assets of £166.3 million. (Source: One Source One-Stop Report)

