



Tenure

Freehold.

Location

Tamworth is a busy Staffordshire town with a population of some 77,000 and lies 14 miles north-east of Birmingham city centre. The town enjoys good communications being on the A5 just off the M42 Motorway at Junction 10.

The property is situated on the south side of the pedestrianised George Street in the heart of Tamworth town centre, which forms part of the principal retail pitch within the town and borders the Ankerside Shopping Centre.

Occupiers close by include Santander (adjacent), Burton, Thomas Cook, Holland & Barrett, Lloyds Bank and Subway amongst many others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops with four self-contained flats above. 9 George Street has a basement which benefits from natural light.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
9 George Street	Superdrug Stores plc (1) In occupation since 1990	Basement Ground Floor Total (4)	217.7 sq m (2,343 sq ft) 225.4 sq m (2,426 sq ft) 443.1 sq m (4,769 sq ft)	13 months from 13.11.2014 FR & I	£100,500 p.a. Reversion 2015 (5)
10 George Street	Photographic Retail 2008 Ltd (t/a Max Spielmann) (2)	Ground Floor (4)	54.5 sq m (586 sq ft)	10 years from 24.12.2014 Rent review every 5th year FR & I Tenant option to determine 24.12.2019	£17,500 p.a. Rent Review 2019
Flat 10A	Individual	First & Second Floor Maisonette – 3 Rooms, Kitchen and Bathroom/WC (4)		Registered Rent from July 1984	£4,200 p.a. Re-Registration due 2017
Flats 10B/C/D	Waterloo Housing Association Ltd (3)	3 Flats – Each comprising 3 Rooms, Kitchen and Bathroom (4)		6 years from 13.11.2014 Annual Rent Reviews linked to CPI Internal Repairing and Insuring	£10,643 p.a. (6) Rent Review 2015 linked to CPI

(1) For the year ended 31st December 2013, Superdrug Stores plc reported a turnover of £1.01bn, a pre-tax profit of £28.982m, shareholders' funds of £136.5m and a net worth of £122.235m. (Source: Experian 21.04.2015.)

(2) For the year ended 30th September 2013, Photographic Retail 2008 Ltd reported a turnover of £13.6m, a pre-tax profit of £972,000 and a net worth of £1.6m. (Source: Experian 22.04.2015.) The parent company is Max Spielmann Ltd.

(3) For the year ended 31st March 2014, Waterloo Housing Association Ltd reported a turnover of £30.44m, a pre-tax profit of £6.535m, shareholders' funds of £43.732m and a net worth of £43.732m. (Source: Experian 21.04.2015.)

(4) Not inspected by Alltop. Accommodation details provided by the Vendor.

(5) Tenant served S.26 Notice at a rent of £25,000 p.a. The Landlord has issued a counter proposal at £69,600 p.a. following the recent letting at 10 George Street. Negotiations are ongoing. Please see legal pack for copy correspondence.

(6) The Vendor has advised that the tenant recently refurbished the flats and the cost of the works are reflected in rent currently payable.

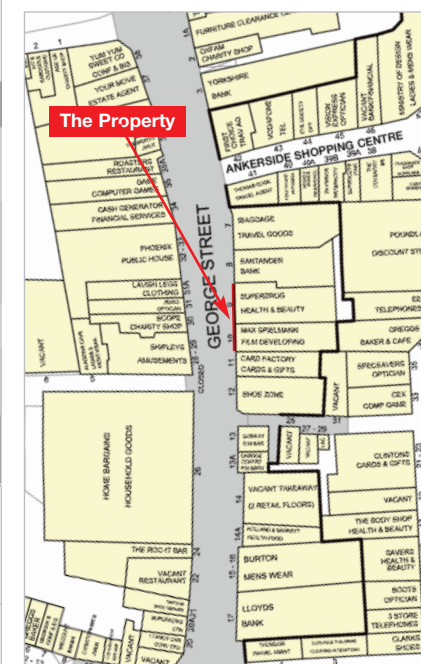
Total £132,843 p.a.

Tamworth

9/10 George Street Staffordshire B79 7LH

- **Well Located Freehold Shop and Residential Investment**
- **Comprising two shops and four flats**
- **Tenants include Superdrug Stores plc and Waterloo Housing Association Ltd**
- **Pedestrianised town centre location, close to the Ankerside Shopping Centre**
- **No VAT applicable**
- **Total Current Rents Reserved**
£132,843 pa

**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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