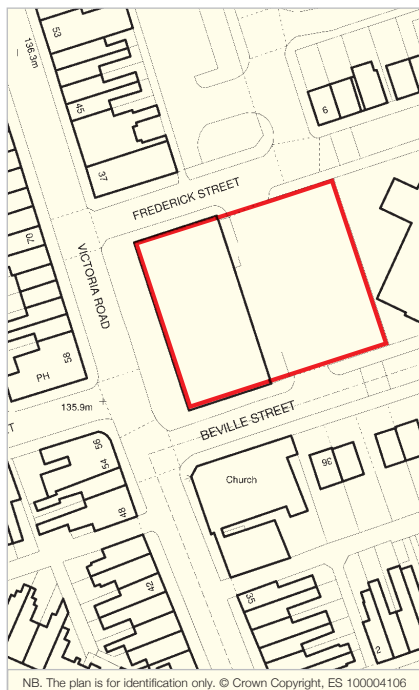


# Stoke-on-Trent Victoria Road Staffordshire ST4 2HG

- **Freehold Shop and Warehouse Investment**
- Let to United Carpets Property Ltd with a plc guarantor on a lease expiring 2036 (no breaks)
- Fixed rental increases by 2.5% per annum compounded every five years from 2021. Ultimately rising to £59,380 pa in 2031
- Established retail warehouse location
- Current Rent Reserved  
**£41,000 pa**

On the instructions of UC  
Developments Ltd

**SIX WEEK COMPLETION  
AVAILABLE**



**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 city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910. Fenton is located approximately 1 mile east of Stoke-on-Trent Rail Station.  
The property is situated on the northern side of Fenton in a mixed industrial and retail area on Victoria Road, which provides a direct link to the A4 dual carriageway.

**Description**  
The property is arranged over ground floor only to provide a retail warehouse of 635.92 sq m (6,845 sq ft). The site is 0.39 acres in all, with car parking to the rear.

The property provides the following accommodation and dimensions:  
**Ground Floor** 652.25 sq m (7,021 sq ft)

## Tenancy

The entire property is at present let to UNITED CARPETS PROPERTY LTD, guaranteed by United Carpets Group plc, for a term of 20 years by way of consecutive reversionary leases from 5th February 2016 at a current rent of £41,000 per annum. The lease provides for rent reviews every fifth year of the term fixed at 2.5% annually compounded increases. The lease contains full repairing and insuring covenants subject to a photographic schedule of condition. The rent rises to £46,388 per annum in 2021, £52,483 per annum in 2026 and £59,380 per annum in 2031.

## Tenant Information

United Carpets Group plc is the third largest specialist retail carpet and floor coverings chain in the UK with 57 stores, 50 of which are operated by franchisees.  
For the year ended 31st March 2017, United Carpets plc reported a turnover of £21,192,000, a pre-tax profit of £1,527,000 and a net worth of £5,137,000. (Source: Annual Report 31.03.2017.)

## VAT

VAT is applicable to this lot.

## Documents

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

**Seller's Solicitor** B Done Esq, Cornerstone Law. Tel: 0191 607 8871 e-mail: [ben@cornerstonelaw.co.uk](mailto:ben@cornerstonelaw.co.uk)