



Tenure

Freehold.

Location

The city of Stoke-on-Trent 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.

The property is situated in Longton on the western side of Trentham Road (A5035), to the south of its junction with Spring Garden Road and the Trentham Road A50 Interchange roundabout. Occupiers close by include Lloyds Pharmacy and Lidl.

Description

The property is arranged on ground and one upper floor to provide two ground floor shop units together with a first floor flat which runs above both shops and is accessed via No.34.

The property provides the following accommodation and dimensions:

No.32		
Gross Frontage	5.05 m	(16' 7")
Shop Depth	15.70 m	(51' 6")
Ground Floor	71.85 sq m	(773 sq ft)
No.34		
Gross Frontage	5.05 m	(16' 7")
Shop Depth	8.90 m	(29' 3")
Ground Floor	73.40 sq m	(790 sq ft)
First Floor Flat – 4 Rooms, Kitchen, Bathroom		

Tenancy

The entire property is at present let to CORAL RACING LIMITED for a term of 16 years from 3rd February 2011 at a current rent of £16,000 per annum. The lease provides for a rent review in June 2021. The rent will rise to a minimum of 2.5% per annum compounded. Therefore, the rent will rise to a minimum of £18,102.53 per annum in June 2021. The lease contains full repairing and insuring covenants. No. 34 and the flat above No. 32/34 are sub-let to a fish and chip shop operator. Terms have been agreed to renew the sublease for a term of years expiring 31st January 2027 at a revised rent of £6,750 per annum.

Tenant Information

Website Address: www.coral.co.uk
 For the year ended 31st December 2017, Coral Racing Limited reported a turnover of £598.371m, a pre-tax profit of £7.642m, shareholders' funds of £237.512m and a net worth of £75.914m. (Source: Experian 06.09.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

Stoke-on-Trent
32-34 Trentham Road
Longton
Staffordshire
ST3 4DJ

- **Freehold Betting Office and Residential Investment**
- **Comprising two shops together with a self-contained flat above**
- **Entirely let to Coral Racing Limited on a lease expiring 2027 (no breaks)**
- **No VAT applicable**
- **Current Rent Reserved**

£16,000 pa
rising to a minimum
of £18,102.53 pa in
2021

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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