

Stoke-on-Trent

506 & 506A

Hartshill Road

Staffordshire

ST4 6AF

- **Freehold Shop and Residential Investment**
 - Prominent location on a busy main road
 - Includes vacant 1 bedroom flat above (previously let at £400 pcm)
 - Shop Rent Review 2017
 - Total Current Rents Reserved
- £5,750 pa**

**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. The property is situated on the north side of Hartshill Road (A52) at its busy junction with Victoria Street. Hartshill Road is the main arterial road linking Hanley, Stoke-on-Trent with Newcastle-under-Lyme and is one of the main access roads to North Staffs University Hospital, 2 minutes drive away. Occupiers close by include Co-op and a wide range of local traders whilst Keele University Medical Institute is also close by.

Description

The property is arranged on ground and one upper floor to provide a ground floor lock-up shop with a one bedroom self-contained flat on the first floor, which is separately accessed via Victoria Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 80 Band D (Copy available on website).

Flat EPC Rating 48 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Fixit Laptops Ltd (1) with personal guarantors	Gross Frontage 7.29 m (23' 11") Net Frontage 5.23 m (17' 2") Shop Depth 7.97 m (26' 2") Built Depth 8.57 m (28' 2") Ground Floor 38.42 sq m (414 sq ft)	6 years from 21st March 2014 Rent review and tenant's option to break in the 3rd year Effectively FR & I	£5,750 p.a.	Rent Review 2017
First Floor Flat	Vacant (2)	First Floor Flat – 2 Rooms, Kitchen and Shower Room		–	–

(1) Website Address: www.fixitlaptops.co.uk

No of branches: 3.

(2) The flat was previously let at £400 pcm.

Total £5,750 p.a.

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 Miss R Medcalf, Tinsdills. Tel: 01782 262031 e-mail: rebecca.medcalf@tinsdills.co.uk