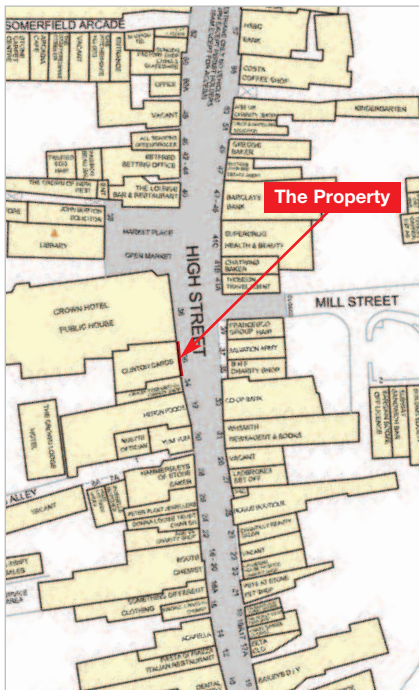


Stone 36 High Street Staffordshire ST15 8AW

- **Freehold Shop Investment**
- Attractive Listed building in busy pedestrianised pitch
- Let to AG Retail Cards Ltd on a lease expiring November 2024 without breaks
- The tenant is shortly to refurbish the unit (1)
- Popular Staffordshire town
- Rent Review 2019
- Current Rent Reserved

£28,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Stone is a market town on the River Trent, with a population of some 12,000, situated close to Junctions 14 and 15 of the M6 motorway and on the A34, A57 and A520 trunk roads. Stoke-on-Trent is some 8 miles to the north, with Birmingham some 25 miles to the south. The property is situated in a busy trading position on the south side of the pedestrianised High Street close to Market Place. Occupiers close by include Boots, Superdrug, Heron Foods, Barclays Bank, Cancer Research, Co-Op Bank, WH Smith and Ladbroke's.

Description

This impressive double fronted listed property is arranged on basement, ground and two upper floors plus attic to provide a ground floor shop with plant room in the basement and ancillary accommodation above. We understand that the Tenant's refurbishment works on the shop will commence on 20th July 2014 and the capital expenditure will be £30,000 (1)

The property provides the following accommodation and dimensions:

Gross Frontage	9.4 m	(30' 10")
Net Frontage	8.3 m	(27' 3")
Shop Depth	13.45 m	(44' 2")
Built Depth	17.65 m	(57' 10")
Basement	18.5 sq m	(199.14 sq ft)
First Floor	72.5 sq m	(780.41 sq ft)
Second Floor	84.75 sq m	(912.27 sq ft)
Attic (inc restricted height)	52 sq m	(559.74 sq ft)

Tenancy

The entire property is at present let to AG RETAIL CARDS LIMITED by way of a lease and a reversionary lease for a term of years expiring 9th November 2024 at a current rent of £28,500 per annum. The lease provides for a rent review on 9th November 2019 and contains full repairing and insuring covenants. NB. The Agreement to Lease relating to the Reversionary Lease has been completed and the Reversionary Lease will be completed immediately following completion.

Tenant Information

For the 36 weeks ended 2nd February 2013, AG Retail Cards Limited reported a turnover of £153.369m, a pre-tax profit of £10.303m and a net worth of £4.717m. (Source: Experian riskdisk.com 20.02.2014.) Clinton Cards trade from 397 stores in the UK and is managed by Schuman Retail Group which operates 400 stores throughout North America (Source: www.clintoncards.co.uk). AG Retail Cards is owned by American Greetings Corporation which generates annual revenue of approximately £1.9 billion, and its products can be found in retail outlets worldwide (Source: www.americangreetingcards.com).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

The building is Listed therefore an EPC is not required.

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 S Messias Esq, Lawrence Stephens. Tel: 0207 936 8888 e-mail: smessias@lawstep.co.uk