

Longton 22 The Strand Stoke-on-Trent Staffordshire ST3 2JH

- Freehold Shop Investment
- Let to Lloyds Pharmacy Limited
- New 10 year lease (1)
- Town centre location close to entrance to market and Longton Exchange Shopping Centre
- 9 GP surgeries within 1 mile
- Rent Review 2019
- Current Rent Reserved

£11,000 pa

On the Instructions of Joint LPA
Receivers

Asset Managed by



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Longton is one of the main towns within Stoke-on-Trent conurbation, located just off the A50 having convenient access to the M6 Motorway (Junction 15) some 6 miles to the west.

The property is situated within the town centre on the west side of The Strand, backing onto a new retail park and car park. Pedestrian access to the retail park is almost adjacent to the property. Occupiers close by include Barclays and Lloyds Banks, Argos, Next and Costa amongst others. There are 9 GP surgeries within 1 mile of the property.

Description

The property comprises a ground floor shop and basement only. The upper floors are a flying freehold and do not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	7.2 m	(23' 7")
Net Frontage	6.05 m	(19' 10")
Shop Depth	13.8 m	(45' 4")
Built Depth	18.1 m	(59' 5")
Basement	58 sq m	(624 sq ft)

Tenancy

The property is at present let to LLOYDS PHARMACY LIMITED for a term of 10 years from 24th June 2014 at a current rent of £11,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's break clause at the end of the fifth year.

Tenant Information

No. of Branches: 1,650.

Website Address: www.lloydspharmacy.com

For the year ended 31st December 2012, Lloyds Pharmacy Limited reported a turnover of £1,720.857m, a pre-tax profit of £17.967m, shareholders' funds of £203.867m and a net worth of £54.99m. (Source: riskdisk.com 22.09.2014.)

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website 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 G Hegarty Esq, Shakespeares. Tel: 0121 631 5242 e-mail: gareth.hegarty@shakespeares.co.uk