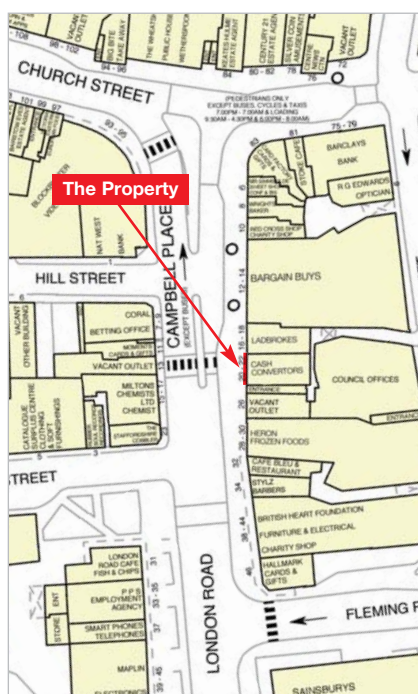


# Stoke-on-Trent 20-22 Campbell Place Staffordshire ST4 1LX

- **Virtual Freehold Town Centre Shop Investment**
- Let to Cash Converters (UK) Ltd
- Occupiers close by include NatWest and Sainsbury's
- Lease expires 2021 (1)
- Rent Review 2016
- Current Gross Rent Reserved  
**£12,000 pa**



## Tenure

Long leasehold. To be held for a term of 999 years from completion at a peppercorn rent.

## 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. The property is situated on the eastern side of Campbell Place, close to its junction with Church Street. Occupiers close by include Ladbrokes, Bargain Buys, Coral, Card Factory, NatWest, Maplin, Blockbuster, Barclays and Sainsbury's.

## Description

The property is arranged on basement and ground floors only to provide a ground floor shop with ancillary accommodation to the basement. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

|                    |         |          |
|--------------------|---------|----------|
| Gross Frontage     | 7.50 m  | (24' 7") |
| Net Frontage       | 7.40 m  | (24' 4") |
| Shop & Built Depth | 13.90 m | (49' 7") |

## Tenancy

The property is at present let to CASH CONVERTERS (UK) LTD for a term of 10 years (1) from 3rd June 2011 at a current rent of £12,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains effectively fully repairing and insuring covenants. (1) The lease contains a tenant's break option at the end of the fifth year.

## Tenant Information

No. of Branches: 480 stores worldwide.  
Website Address: [www.cashconverters.co.uk](http://www.cashconverters.co.uk)  
For the year ended 30th June 2010, Cash Converters UK Ltd reported a turnover of £21.352m, a pre-tax profit of £744,000 and shareholders' funds of £2.075m. (Source: riskdisk.com 08.09.2011.)

## VAT

VAT is applicable to this lot.

## Documents

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

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 72 Stoke-on-Trent**.

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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