



Tenure

Freehold.

Location

Newcastle-under-Lyme, with a population of some 74,000, is situated 40 miles south of Manchester and 40 miles north-west of Birmingham and directly adjoins the city of Stoke-on-Trent. The town benefits from close proximity to the M6 Motorway (Junctions 15 and 16) and the A50, which provides access to the M1 Motorway (35 miles east). The property is well located in the town centre on the pedestrianised Ironmarket, close to its junction with High Street. Nearby occupiers include Halifax, Cancer Research, New Look, Coral, Betfred, Boots the Chemist, Dorothy Perkins, Lloyds Bank, Clarks and Card Factory, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with self-contained ancillary accommodation in the uppers. The property benefits from rear service access and yard.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	4.80 m	(15' 9")
Shop Depth	16.65 m	(54' 7")

Built Depth	19.80 m	(64' 11")
Ground Floor	92.70 sq m	(998 sq ft)
First Floor	53.55 sq m	(576 sq ft)
Second Floor	52.80 sq m	(568 sq ft)
Total	199.05 sq m	(2,142 sq ft)

Tenancy

The entire property is at present let to SUB 4 LTD for a term of 10 years from 1st March 2017 at a current rent of £20,000 per annum. (1) There are tenant options to determine on 1st March 2020 and 1st March 2023.

The lease provides for an upward only RPI linked rent review in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

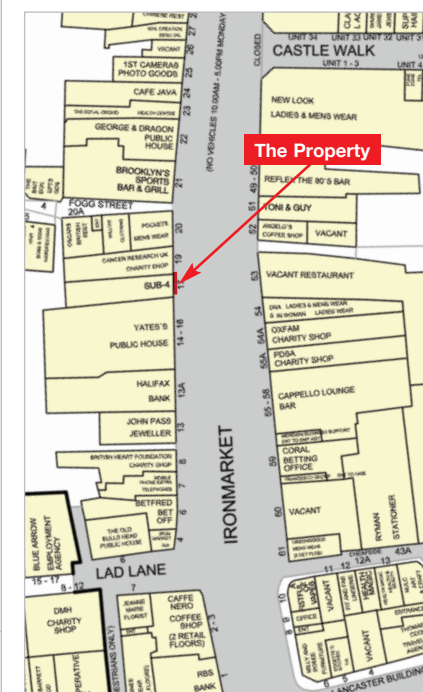
Newcastle-under-Lyme

17 Ironmarket,
Staffordshire
ST5 1RF

- Freehold Shop Investment
- Well located in pedestrianised town centre
- Let on new 10 year lease (1)
- Comprising a total of 199.05 sq m (2,142 sq ft)
- Current Rent Reserved
£20,000 pa

On the Instructions of a Major
UK Pension Fund

**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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