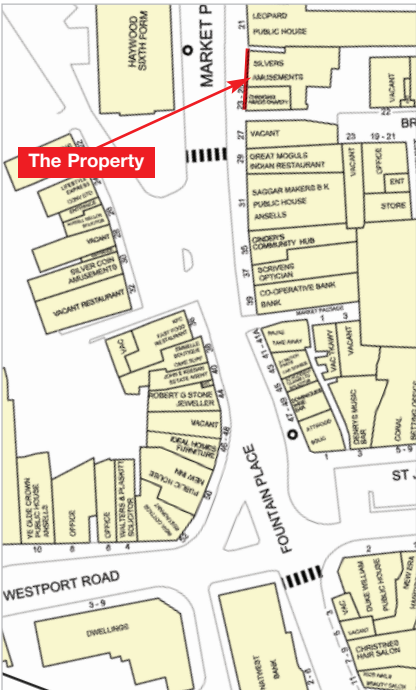


**Stoke-on-Trent**  
**23/25 Market Place**  
**Burslem**  
**Staffordshire**  
**ST6 3AA**

- **Freehold Shop Investment**
  - Comprising two town centre shops
  - Part let to RAL Ltd on a lease expiring in 2024
  - Rent Review 2019
  - Total Current Rents Reserved
- £19,666 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 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 in Burslem town centre on the south side of Market Place, close to its junction with Wedgwood Street. Occupiers close by include Post Office, KFC, Scrivens, Corals and NatWest Bank amongst others.

**Description**  
The property is arranged on basement, ground and two upper floors to provide two ground floor shops with staff and storage accommodation above. The second floor of 25 Market Place has had the staircase removed and there is no access.

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
23 Market Place	RAL Ltd (1)	Gross Frontage 9.85 m (32' 4") Net Frontage 7.95 m (26' 1") Shop Depth 10.95 m (35' 11") Built Depth 17.65 m (57' 10") Basement 216.9 sq m (2,335 sq ft) First Floor 145.1 sq m (1,561 sq ft) Second Floor 85.2 sq m (917 sq ft)	A term of years from 09.06.2009 to 23.06.2024 Rent review in 2014 and 2019 FR & I subject to a photographic schedule of condition	£15,506 p.a.	Rent Review 2019
25 Market Place	Groundwork West Midlands (2)	Gross Frontage 8.35 m (27' 5") Net Frontage 4.50 m (14' 9") Shop & Built Depth 9.70 m (31' 10") First Floor 50.2 sq m (541 sq ft) Second Floor (no access)	3 years from 29.09.2015 FR & I subject to a photographic schedule of condition. Tenant option to determine at the end of the 2nd year	£4,160 p.a.	Reversion 2018

(1) For the year ended 13th June 2015, RAL Ltd reported a turnover of £60.8m, a pre-tax profit of £3.3m and a net worth of £20.8m. (Source: Experian 11.11.2015.)  
 (2) Website Address: [www.groundwork.org.uk](http://www.groundwork.org.uk)  
 For the year ended 31st March 2015, Groundwork West Midlands reported a net worth of £4,581,293 (Source: Experian 14.01.2016.)

**Total £19,666 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** Ms V Rigby, Garner Canning Limited. Tel: 01827 314004 e-mail: [vanessarigby@garnercanning.co.uk](mailto:vanessarigby@garnercanning.co.uk)