

Stoke-on-Trent

19 Smithpool Road Staffordshire ST4 4NJ

- Freehold Shop Investment
- Shop and 1 bed flat above
- Located in a residential area
- Reversion 2015

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Stoke-on-Trent, with a population of 457,165, is approximately 45 miles south of Manchester and 55 miles north of Birmingham and is served by Junctions 15 and 16 of the M6 motorway. Junction 15 is to the south-west of Stoke-on-Trent city centre, approximately 2 miles away while Junction 16 is some 7 miles to the north-west.

The property is situated on the corner of Smithpool Road at its junction with Edison Street in a largely residential area.

Current Rent Reserved
£6,500 pa

Description

The property is arranged on ground and one upper floor to provide a ground floor newsagent together with residential accommodation above comprising two rooms, kitchen and bathroom which is accessed from within the shop.

The property provides the following accommodation and dimensions:

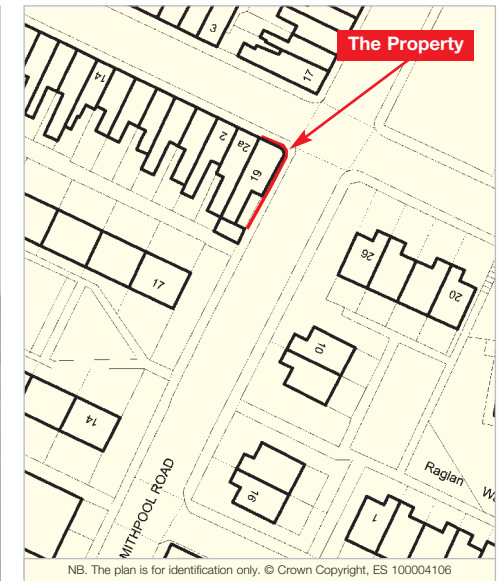
Gross Frontage	15.90 m	(52' 2")
Net Frontage	3.60 m	(11' 9")
Shop Depth	13.50 m	(44' 4")
Built Depth	14.85 m	(48' 8")

First Floor Flat comprising Two Rooms, Kitchen and Bathroom

NB: Allsop have not inspected the residential accommodation, information provided by Receivers managing agent.

Seller's Solicitor

S Young Esq, Walker Morris.
Tel: 0113 283 2500 Fax: 0113 245 9412.
E-mail: steven.young@walkermorris.co.uk



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Tenancy

The entire property is at present let to Asaipillai Sutharson for a term of 7 years from 14th July 2009, subject to a break clause in the 4th year of the term, at a current rent of £6,500 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

LOT 145

Benfleet

Manor Trading Estate, Brunel Road Essex SS7 4PS

- Freehold Storage Yard Investment
- Let to Benfleet Scrap Company Ltd
- Comprising 0.048 hectares (0.12 acres) enclosed yard
- Established industrial location
- Potential development opportunity
- Reversion June 2012

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Benfleet is located near the south coast of Essex approximately 6 miles from Basildon on the A130. The Manor Trading Estate is an established industrial estate between the A127 and A130 with the M25 approximately 20 miles to the west.

Current Rent Reserved
£6,000 pa

The property is situated on the east side of Brunel Road opposite its junction with Armstrong Road in an established industrial location. Benfleet scrap company also occupy an adjacent site.

Description

The property comprises a storage yard area within an established industrial estate. The site is of broadly rectangular configuration and is generally flat.

The property provides the following accommodation and dimensions:

Yard	0.048 Hectares	(0.12 Acres)
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Tenancy

The entire property is at present let to BENFLEET SCRAP COMPANY LTD for a term of 3 years from 25th June 2009 at a current rent of £6,000 per annum, exclusive of rates.

Tenant Information

Website Address: www.benfleetscrap.co.uk
For the year ended 28th February 2011, Benfleet Scrap Company Ltd reported a turnover of £18.851m, a pre-tax profit of £1.512m, shareholders' funds of 7.336m and a net worth of £7.336m. (Source: riskdisk.com 06.06.2012.)

Seller's Solicitor

Ms A Allen, Dundas & Wilson.
Tel: 0207 759 3566 Fax: 0207 240 2448.
E-mail: amy.allen@dundas-wilson.com

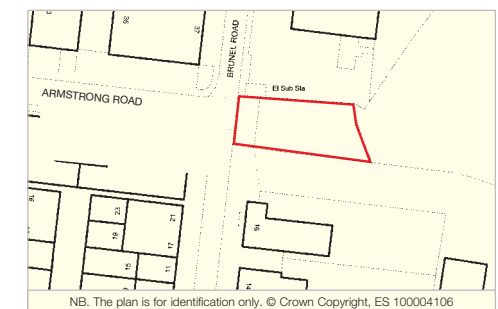


VAT

VAT is applicable to this lot.

Documents

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



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LOT 146