

Burton upon Trent

**Beaufort Court
Shopping Centre
Best Avenue
Stapenhill
Staffordshire
DE15 9GY**

- **Freehold Neighbourhood Convenience Store and Shops**
- Majority let to T&S Stores Ltd (t/a Tesco Express)
- Plus 2 shop units
- Rent Reviews from 2019
- Reversions from 2020
- Total Current Rents Reserved

£75,250 pa

SIX WEEK COMPLETION



Tenure

Freehold.

Location

Burton upon Trent, with a population of 72,300, is a major conurbation situated 10 miles from Derby and 28 miles north-east of Birmingham. The town is famous for its brewery and for being the home of Marmite. The property is situated approximately 2½ miles south-east of the town centre in the residential suburb of Stapenhill. Beaufort Road leads north to the A511, leading to the town centre to the north and Ashby-de-la-Zouch to the south-east.

The property forms a small parade servicing the immediate residential area.

Description

The property is arranged on ground and part one upper floor to provide a ground floor convenience store and two retail units, one of which is a takeaway. There are two self-contained flats located above part of the property. There is forecourt parking for approximately 23 cars and to the rear a shared service yard. Planning consent has previously been granted (now lapsed) for the erection of a small apartment block of five flats on an area of land to the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Retail EPC Rating Range 61-78 Band Range C-D

Residential EPC Ratings 64-65 Band D (Copies available on website).



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 3 and Flat 2	T&S Stores Ltd	Gross Frontage	14.20 m	(48' 11")	5 years from 18.07.2016	£50,000 p.a.	Reversion 2021
		Net Frontage	11.25 m	(36' 11")	Without review		
		Shop Depth	23.80 m	(78' 2")	FR & I by way of service charge		
		Built Depth	24.10 m	(79' 0")			
		First Floor Flat (not inspected)					
Unit 2	TL Shorthose	Gross Frontage	5.55 m	(18' 2")	5 years from 13.04.2015	£10,000 p.a.	Reversion 2020 (1)
		Net Frontage	3.45 m	(11' 5")	Lessee option to break 13.04.2018 (1)		
		Shop Depth	10.25 m	(33' 7")	FR & I by way of service charge		
		Built Depth	10.55 m	(34' 7")			
Unit 1 and Flat 1	K Hussain	Gross Frontage	6.59 m	(21' 8")	10 years from 01.06.2014	£15,250 p.a.	Rent Review 2019 (2)
		Net Frontage	4.54 m	(14' 11")	Rent review and tenants option to break		
		Shop Depth	10.15 m	(33' 4")	in the 5th year (2)		
		Built Depth	10.45 m	(34' 3")	FR & I by way of service charge		
		First Floor Flat (not inspected)					

Total £75,250 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 S Hayward Esq, Rice-Jones & Smith Solicitors. Tel: 0207 831 2506 e-mail: sh@londonrjs.co.uk

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