



Tenure

Freehold.

Location

The town of Burslem has a population in excess of 11,000 and is located on the eastern ridge of the Fowlea Valley within the authority of Stoke-on-Trent. The town is well known for its industrial base in the pottery industry and its famous sons include the potter Josiah Wedgwood. The property is situated in Burslem town centre on the south side of Market Place, close to its junction with Wedgwood Street and between two public houses. 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 ancillary accommodation above. Please note 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.allsoy.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 Net Frontage 7.95 m Shop Depth 10.95 m Built Depth 17.65 m Basement 216.9 sq m First Floor 145.1 sq m Second Floor 85.2 sq m	(32' 4") (26' 1") (35' 11") (57' 10") (2,335 sq ft) (1,561 sq ft) (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 Net Frontage 4.50 m Shop & Built Depth 9.70 m First Floor 50.2 sq m Second Floor (no access)	(27' 5") (14' 9") (31' 10") (541 sq ft)	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 03.08.2016.)

(2) Website Address: www.groundwork.org.uk

For the year ended 31st March 2015, Groundwork West Midlands reported a net worth of £4,581,293 (Source: Experian 03.08.2016.)

Total £19,666 p.a.

Burslem

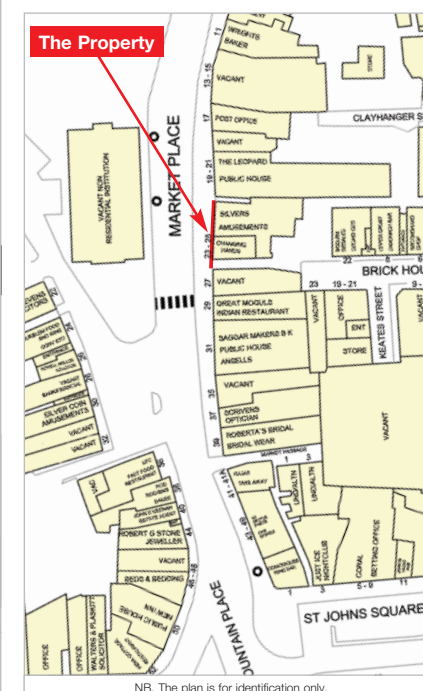
23/25 Market Place

Staffordshire

ST6 3AA

- **Freehold Shop Investment**
- Comprising two town centre shops with upper parts
- Tenants include RAL Ltd & Groundwork West Midlands
- RAL Ltd lease expires 2024 (no breaks)
- Situated between two public houses
- Total Current Rents Reserved
£19,666 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.

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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