

Newcastle-under-Lyme

Leeds House
77-81 High Street
Staffordshire
ST5 1PS

- **Freehold Shop and Office Investment**
- **Comprising 3 shops and 4 office suites**
- **Rent Reviews from 2012 outstanding**
- **Total Current Rents Reserved**
£82,814 pa



Tenure

Freehold.

Location

Newcastle-under-Lyme is one of the principal centres within the busy North Staffordshire conurbation and is directly adjacent to Stoke-on-Trent. The town lies 2 miles from Junction 15 of the M6 Motorway, some 40 miles south of Manchester and 40 miles north of Birmingham. The property is situated within the town centre on the east side of High Street, close to the pedestrianised section and the junction with Hassell Street. Occupiers close by include NatWest Bank, Barclays Bank, The Edinburgh Woollen Mill and McDonalds and an entry to the Vue Cinema is opposite. This section of the High Street also has the benefit of a market on certain days of the week.

Description

The property is arranged on ground and two upper floors. The ground floor provides 3 shops whilst the upper floors comprise 4 office suites. Access to the offices is from the front and they have the benefit of a 6 person passenger lift. To the rear is a car park for the offices and service access for the shops.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Please e-mail your viewing request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 101 Newcastle-Under-Lyme.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
77	Cheque Centre Properties Limited (1)	Gross Frontage 5.82 m Net Frontage 4.39 m Shop Depth 23.7 m	10 years from 21.06.2007 Rent review at 5th year Effectively FR & I	£26,000 p.a.	Reversion 2017
79	Vacant	Gross Frontage 5.0 m Net Frontage 4.43 m Shop Depth 24.65 m	(16' 5") (14' 6") (80' 10")	—	—
81	D Billings t/a Newcastle Pet Supplies (2)	Gross Frontage 6.35 m Net Frontage 5.7 m Shop Depth 6.0 m	15 years from 24.05.2002 Rent review every 5th year Effectively FR & I	£28,664 p.a.	Reversion 2017
Suite 1 First Floor	The Recruitment Link Limited (3)	First Floor 117.38 sq m	3 years from 15.05.2012	£11,100 p.a.	Reversion 2015
Suite 2 First Floor	Universal Utilities Limited (4)	First Floor 88.5 sq m	3 years from 11.10.2011 Tenant option to break 10.10.2013 Effectively FR & I	£6,750 p.a.	Reversion 2014
Suite 3 Second Floor	Atticus Solicitors Limited (5)	Second Floor 117.0 sq m	3 years from 17.01.2011 Effectively FR & I	£10,300 p.a.	Reversion 2014
Suite 4 Second Floor	Vacant	Second Floor 87.8 sq m		—	—
		Offices Total	410.68 sq m (4,421 sq ft)	Total £82,814 p.a.	

(1) Cheque Centre was founded in 1996 and has stores nationwide. www.chequecentre.co.uk.

(2) www.newcastlepets.co.uk

(3) www.reclink.co.uk

(4) Established in 1998 Unicomp has helped nearly 300,000 businesses to save a total of £500m. (Source: www.switchingon.com)

(5) www.atticus-solicitors.co.uk

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 Kas Davis, Hill Dickinson. Tel: 0151 600 8000 e-mail: kasdavis@hilldickinson.com

Joint Auctioneer Andrew Scott, Mason Owen. Tel: 0151 242 3043 Fax: 0151 236 2569 e-mail: andrew.scott@masonowen.com

mason owen
property consultants

