

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with St John's Square which houses such multiple occupiers as **Natwest, Poundstretcher, Coral** and others.

Burslem lies on the A50 approximately 1 ½ miles north of Stoke-on-Trent and 2 miles north-east of Newcastle-under-Lyme and benefits from good road links to the M6 (Junction 16) via the A500.

**PROPERTY**

A substantial 3 storey building comprising **6 Ground Floor Shops** each with internal access to **Ancillary Store** on the First Floor. In addition, there is separate side access to the **entire Second Floor which is currently being used as a Martial Arts Studio**. The property includes a rear service area for unloading.



**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£46,600 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

Gregory Abrams Davidson LLP - Tel: 020 8209 0166  
Ref: C. Rumke Esq - Email: crumke@gadllp.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts

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**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 41 (Ground Floor Shop & First Floor Offices / Store)	<b>Ground Floor Shop</b> Internal Width 16'2" Built Depth 62'4" <b>First Floor Store / Staff</b> Area Approx 1,025 sq ft 2 WCs	<b>Boots Properties plc</b> (T/O for Y/E 31/3/10 <b>£19.2 m, Pre-Tax Profit</b> <b>£9.1 m and Net Worth</b> <b>£1.05 bn</b> )	63 years from 24th June 1964	<b>£11,000</b>	FRI
Unit 43 (Ground Floor Shop & First Floor Store) plus entire Second Floor	<b>Ground Floor Shop</b> Internal Width 14'5" Built Depth 35'1" WC <b>First Floor Store</b> Area Approx 267 sq ft* <b>Second Floor</b> Area Approx 2,056 sq ft* WC	D. Clark (Sportswear ( <b>See Note</b> ) & Second Floor Martial Arts Studio)	5 years from 7th February 2011	<b>£9,000</b>	FRI <b>Annual Tenant's Break.</b> <b>Note: We understand the lessee intends to use the shop for the sale of sportswear in due course, but is currently concentrating on the Martial Arts business in the first instance.</b>
Unit 45 (Ground Floor Shop & First Floor Store)	<b>Ground Floor Shop</b> Internal Width 14'5" Built Depth 35'1" WC <b>First Floor Store</b> Area Approx 280 sq ft WC	<b>Nusyte Optical Group Ltd</b> (Opticians having <b>9 branches</b> )	5 years from 6th April 2010 <b>(Renewal of previous lease)</b>	<b>£6,500</b>	FRI
Unit 47 (Ground Floor Shop & First Floor Store)	<b>Ground Floor Shop</b> Internal Width 14'5" Built Depth 35'1" WC <b>First Floor Store</b> Area Approx 225 sq ft WC	<b>Wright's Pies (Shelton) Ltd</b> (having approx 17 branches) (T/O for Y/E 04/1/10 <b>£30.1 m, Pre-Tax Profit</b> <b>£2.6 m and Net Worth</b> <b>£12.4 m</b> )	25 years from 29th September 1986	<b>£6,100</b>	FRI
Unit 49 (Ground Floor Shop & First Floor Store)	<b>Ground Floor Shop</b> Internal Width 14'6" Built Depth 35'1" WC <b>First Floor Store</b> Area Approx 290 sq ft	Corben Travel Ltd	6 years from 24th June 2010	<b>£7,000</b>	FRI <b>Rent Review 2012</b>
Unit 51 (Ground Floor Shop & First Floor Store)	<b>Ground Floor Shop</b> Internal Width 20'0" (max) Built Depth 42'0" WC <b>First Floor Store</b> Area Approx 772 sq ft*	Mr Khan (Pizza Takeaway)	5 years from 8th October 2010	<b>£7,000</b>	FRI
<b>TOTAL</b>				<b>£46,600</b>	

\*Not inspected – Area supplied by Vendor