

6 WEEK COMPLETION

Photograph taken April 2011



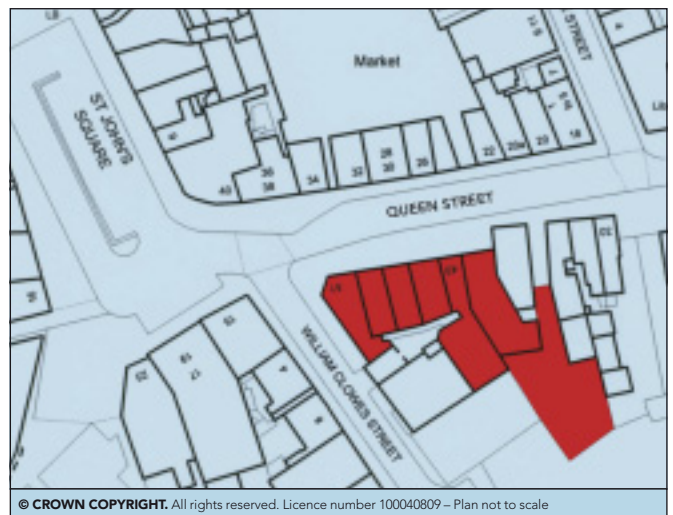
SITUATION

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 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)	Ground Floor Shop Internal Width 16'2" Built Depth 62'4" First Floor Store / Staff Area Approx 1,025 sq ft 2 WCs	Boots Properties plc (T/O for Y/E 31/3/10 £19.2 m, Pre-Tax Profit £9.1 m and Net Worth £1.05 bn)	63 years from 24th June 1964	£11,000	FRI
Unit 43 (Ground Floor Shop & First Floor Store) plus entire Second Floor	Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 267 sq ft* Second Floor Area Approx 2,056 sq ft* WC	D. Clark (Sportswear (See Note) & Second Floor Martial Arts Studio)	5 years from 7th February 2011	£9,000	FRI Annual Tenant's Break. 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.
Unit 45 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 280 sq ft WC	Nusyte Optical Group Ltd (Opticians having 9 branches)	5 years from 6th April 2010 (Renewal of previous lease)	£6,500	FRI (capped at £1,000 p.a.) Tenant's Break 2013
Unit 47 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 225 sq ft WC	Wright's Pies (Shelton) Ltd (having approx 17 branches) (T/O for Y/E 04/01/11 £33.5 m, Pre-Tax Profit £2.1 m and Net Worth £14.1 m)	25 years from 29th September 1986	£6,100	FRI Holding over
Unit 49 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Internal Width 14'6" Built Depth 35'1" WC First Floor Store Area Approx 290 sq ft	Corben Travel Ltd	6 years from 24th June 2010	£7,000	FRI Rent Review 2012
Unit 51 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Internal Width 20'0" (max) Built Depth 42'0" WC First Floor Store Area Approx 772 sq ft*	Mr Khan (Pizza Takeaway)	5 years from 8th October 2010	£7,000	IRI (subject to a schedule of condition) The tenant did not operate the Oct 2012 Break Clause
TOTAL				£46,600	

*Not inspected – Area supplied by Vendor