

12 WEEK COMPLETION



SITUATION

Located within this residential suburb on the south side of Rose Hill which links Pye Green Road with Green Heath Road, just to the north-west of Hednesford with close proximity of Hednesford Railway Station.

Hednesford is a busy market town which lies some 3 miles north-east of Cannock enjoying excellent road access via the A34 which links to the M6 Toll and M6 motorways.

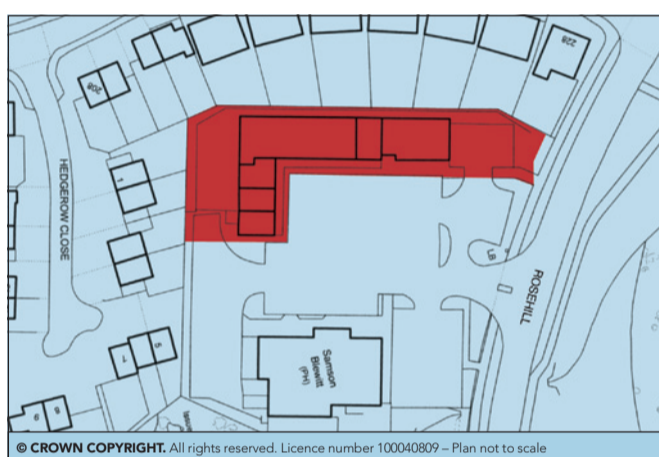
VAT is payable in respect of this Lot

PROPERTY

A purpose built **Neighbourhood Shopping Centre** comprising a **Convenience Store, Nursery** benefiting from outdoor playground and **3 Ground Floor Shops** with separate front access to a **Self-Contained Flat** at part-first floor level.

The property benefits from a large car park to the front of the property providing parking for approximately 50 cars and a communal rear loading area.

FREEHOLD



£55,700 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor Take-Away)	Not Inspected	Individual	125 years from 31st March 1994	£100	FRI Rent Reviews 2019 & 25 yearly
Unit 2 (Ground Floor Take-Away)	Not Inspected	Individual	125 years from 4th April 2000	£250	FRI Rent Reviews 2025 & 25 yearly
Unit 3 (Ground Floor Shop)	Internal Width 16'6" Built Depth 26'0"	K Elwell (Hairdressers)	10 years from 24th May 2008	£6,000	FRI Rent Review 2018
Unit 4 (Convenience Store & Flat)	Ground Floor Gross Frontage 54'11" Internal Width 54'9" Shop and Built Depth 28'1" Area Approx 2,250 sq ft WC First Floor Flat 4 Rooms, Kitchen, Bathroom/WC	One Stop Stores Limited (See Tenant Profile)	15 years from 16th January 2013 (Renewal of a previous lease)	£33,350	FRI Rent Reviews 2018 & 2023 Tenant's Break 2023
Nursery	Gross Frontage 66'4" Internal Width 65'9" Built Depth 28'1" WC Plus Playground	Little Stars (Midlands) Limited t/a ABC Nursery	10 years from 5th May 2009	£16,000	FRI
TOTAL				£55,700	

TENANT PROFILE

One Stop Stores Ltd (with over 600 branches) – T/O for Y/E 25/02/12 £662.98m, Pre-Tax Profit £28.2m and Net Worth £88.9m – parent company and ultimate holding company is Tesco PLC – T/O for Y/E 23/02/13 £64.83bn, Pre-Tax Profit £1.96bn and Net Worth of £12.3bn.

VENDOR'S SOLICITORS
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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 £350 (including VAT) upon exchange of contracts