



SITUATION

Located close to the pedestrianised Piccadilly in the city centre, amongst such multiples as **Rymans, Savers, Brighthouse, Wilko, Bonmarché, Nationwide, Greggs** and many others. Stoke-on-Trent lies midway between Manchester and Birmingham.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate side access to a **Hair Salon** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 20'7" Internal Width 17'9" (max) Shop Depth 33'9" Built Depth 49'6" WC	Age UK (Having approx. 400 branches) (T/O for Y/E 31/03/17 £73.1m, Pre-Tax Profit £3.8m and Shareholders' Funds £49.5m)	25 years from 1st April 1994	£16,500	FRI
No. 17a (First Floor Hair Salon)	Area Approx. 665 sq ft incl. WC ¹	D. Cooke & S. Cooke (Hair Salon)	5 years from 17th February 2017 (renewal of a previous lease – in occupation since 1994)	£4,500	FRI

¹ Area taken from VOA

TOTAL	£21,000
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£21,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Ellicotts LLP – Tel: 020 8445 5257
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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 £750 (including VAT) upon exchange of contracts