



### SITUATION

Occupying a prominent trading position in the heart of the town centre close to Market Place and Coopers Square Shopping Centre, adjacent to **Betfred**, directly opposite **Lloyds Bank** and amongst such multiples as **HSBC**, **Specsavers**, **H.Samuel**, **Primark**, **Peacocks** and many others.

Burton-upon-Trent benefits from easy access to the M6 Toll, via the A38, and is located approximately 25 miles north-east of Birmingham and 13 miles south-west of Derby.

### PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	21'0"
Internal Width	25'8" (max)
Shop & Built Depth	80'0"
Sales Area	Approx. 1,655 sq ft

#### First Floor Ancillary

Store Area	Approx. 950 sq ft
2 WCs	

**Total Area** **Approx. 2,605 sq ft**

VAT is applicable to this Lot

**FREEHOLD**

### TENANCY

The entire property is let on a full repairing and insuring lease to **Midco Toys Ltd as a Toy Shop (having 2 branches)** for a term of 15 years from 29th August 2013 (**in occupation since 2010**) at a current rent of **£23,000 per annum** exclusive.

#### Rent Reviews 2023

#### Tenant's Breaks 2021 and 2025

**Note: The tenant did not exercise their August 2018 Break Clause.**



**£23,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

#### Vendor's Solicitors

Jay Vadher & Co  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page