



SITUATION

Located in the centre of this pleasant village in the main shopping precinct, directly opposite **Co-op Food** and amongst a variety of local traders as well as a **Co-op Funeralcare** and serving the surrounding residential area.

The **Stretton Medical Centre** is within a few hundred yards distant. Stretton is located just off the main A38 some 2 miles north of Burton-on-Trent, 11 miles from the M42 (Junction 11) and 17 miles from the M1 (Junction 23).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor with uPVC double glazing. In addition, the property benefits from use of a front shoppers' car park and **2 Car Spaces** within a rear car park.

ACCOMMODATION

Ground Floor Shop

| | |
|--------------------|-------|
| Gross Frontage | 22'3" |
| Internal Width | 20'5" |
| widening to | 22'9" |
| Shop & Built Depth | 49'8" |
| WC | |

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 525 sq ft)

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 24th June 1987 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Dean & Smedley Limited as a Pharmacy (a family run Pharmacy founded in 1927 and having 11 branches within a 15 mile radius of Burton)** for a term of 15 years from 29th September 2009 at a current rent of **£8,700 per annum** exclusive.

Rent Review September 2019 (Landlord quoted £11,000 p.a.).

Tenant's Break September 2019

Note 1: The tenant did not operate their 2014 Break Clause.

Note 2: We are informed that the adjoining shop (Unit 2) is let at £8,400 p.a. which does not include the flat.

£8,700 per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

Heritage Solicitors
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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**