



SITUATION

Located in this established retail parade, fronting the town's main Coopers Square Car Park which provides parking for **Coopers Square, Burton Place** and **The Octagon Shopping Centres** and amongst such multiples as **Next, H&M, Sainsbury's, Poundstretcher** and a host of local traders.

Burton-on-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

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property benefits from rear access via a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'1"
Internal Width	26'1"
Shop & Built Depth	31'0"

First Floor Ancillary

Area	Approx. 620 sq ft
Kitchenette, WC	

VAT is applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Games Workshop Limited (having over 500 branches) (T/O for Y/E 3/6/18 £183.8m, Pre-Tax Profit £74.8m and Shareholders' Funds £63.5m)** for a term of 10 years from 1st December 2013 at a current rent of **£15,000 per annum** exclusive.

Rent Review December 2018 (Not yet actioned)

Note: The tenant did not operate their December 2018 Break Clause.

£15,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Hamilton Downing Quinn LLP
Tel: 020 7831 8939 Ref: David Jordan
Email: guys@hamd.co.uk

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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**