

Stafford Street frontage



Cheapside frontage



SITUATION

Located close to the junction with the pedestrianised Piccadilly in the town centre and being amongst such multiple retailers as **Specsavers**, **McDonald's**, **Savers**, **Subway**, **B&M** and a host of independent traders.

The premises are situated within the Cultural Quarter and Hanley Bus Station and the site for the Etruscan Square regeneration (**See Note 1**) is only 1/3 mile away.

Stoke-on-Trent lies approximately 32 miles south of Manchester and 42 miles west of Nottingham, enjoying excellent road access to the M6 (Junctions 15 & 16).

PROPERTY

A substantial building with frontages on Cheapside and Stafford Street comprising **9 Ground Floor Shops** together with a **Self-Contained Residential Upper Part (sold-off)** on first, second, third and fourth floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Etruscan Square development is backed by the Government's Levelling Up Fund and will be part of the £20M regeneration of the area. This redevelopment will include almost 300 new homes in the city centre as well as a hotel and a multi-purpose arena. The mixed use development is designed to increase footfall within the area and will revitalise the city centre.

Note 2: Refer to Auctioneers for the Video Tours of the Vacant Shops.

Vendor's Solicitors

Leadbeater and Kay Solicitors
Tel: 01782 201 933 Ref: Glynn Buckley
Email: glynn@leadbeaterkay.co.uk

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
3 Cheapside (Shop)	Internal Width Shop Depth Built Depth 2 WCs	19'2" 32'9" 45'9"			VACANT	
5 Cheapside (Shop)	Internal Width Shop Depth Built Depth WC	17'11" 36'8" 47'6"			VACANT	
9 Cheapside (Shop)	Internal Width Shop Depth Built Depth WC	14'7" 31'6" 42'6"			VACANT	
11 Cheapside (Shop)	Internal Width Shop Depth Built Depth 2 WCs	18'8" 33'0" 42'8"			VACANT POSSESSION AVAILABLE – see Special Conditions of Sale (Previously a Fish & Chip Restaurant/ Takeaway)	
29 Stafford Street (Shop)	Not Inspected		B S Acquisitions Limited (t/a Luxury Hair & Beauty)	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.
31 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	20'1" 49'9" 51'0"	Individual (Sublet to Specsavers)	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.
33 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	20'5" 40'3" 53'7"			VACANT	
37 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	14'3" 23'9" 41'3"			VACANT	
39 Stafford Street	Internal Width Shop Depth Built Depth WC	15'4" 36'8" 47'2"	GMT Ventures Limited (with 2 personal guarantors) (Newsagents)	10 years from 1st October 2020	£20,500 (Rent not being paid and it is unclear whether the tenant is continuing to trade)	Repairing & insuring by way of service charge – refer to lease. Rent Review 2025.
Thompson House, 35 Stafford Street	Residential Upper Part – Not inspected		Khan Estates Ltd	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.

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