

Lot 37, Specsavers, 9 Derby Street, Leek,

Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 37, Specsavers, 9 Derby Street, Leek, Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Property Information

Freehold Retail Investment

- Let to Specsavers Optical Stores Limited
- Excellent trading location on the pedestrianised Derby Street
- September 2022 break option not exercised
- Specsavers have occupied the property since 2002
- Comprises 179.53 sq. m. (1,932 sq. ft.) over ground and first floors
- Nearby retailers include Superdrug, Boots the Chemist, WHSmith and HSBC

Lot

37

Auction

22nd September 2022

Rent

£24,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north-east of Stoke-on-Trent, 28 miles north-west of Derby

Roads

A53, A523

Rail

Stoke on Trent Railway Station

Air

East Midlands Airport

Situation

The property occupies a prominent position on the northern side of the pedestrianised Derby Street, close to its junction with Sheep Street, in the heart of Leek town centre. Nearby occupiers include Superdrug, Boots the Chemist, WHSmith and HSBC. There is a public car park to the rear of the property providing approximately 90 spaces. <https://w3w.co/scrambles.saints.riot>

Tenure

Freehold.

Description

The property comprises a mid-terraced building with ground floor retail accommodation and further ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 37, Specsavers, 9 Derby Street, Leek,

Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Ancillary	108.90 70.63	(1,172) (760)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1) (t/a Specsavers)	10 years from 16/09/2017 and expiring 15/09/2027	£24,000	16/09/2022 (2)
Totals		179.53	(1,932)			£24,000	

(1) Specsavers have been a family-run business for over 35 years and provide the best value optometry, audiology and other healthcare service. They trade from the UK, Ireland, Netherlands, Norway, Sweden, Denmark, Finland, Spain, Australia and New Zealand, employing over 38,000 people who work across 2,293 stores (Source: Specsavers.co.uk 10/08/2022).

For the year ending 31st December 2021, Specsavers Optical Superstores Limited reported a turnover of £2,738,227,000, a pre-tax profit of £441,528,000 and shareholder funds of £218,231,000 (Source: NorthRow Company Report 10/08/2022)

(2) The tenant did not exercise their break option due on 15th September 2022.

**Lot 37, Specsavers, 9 Derby Street, Leek,
Staffordshire ST13 6HN**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



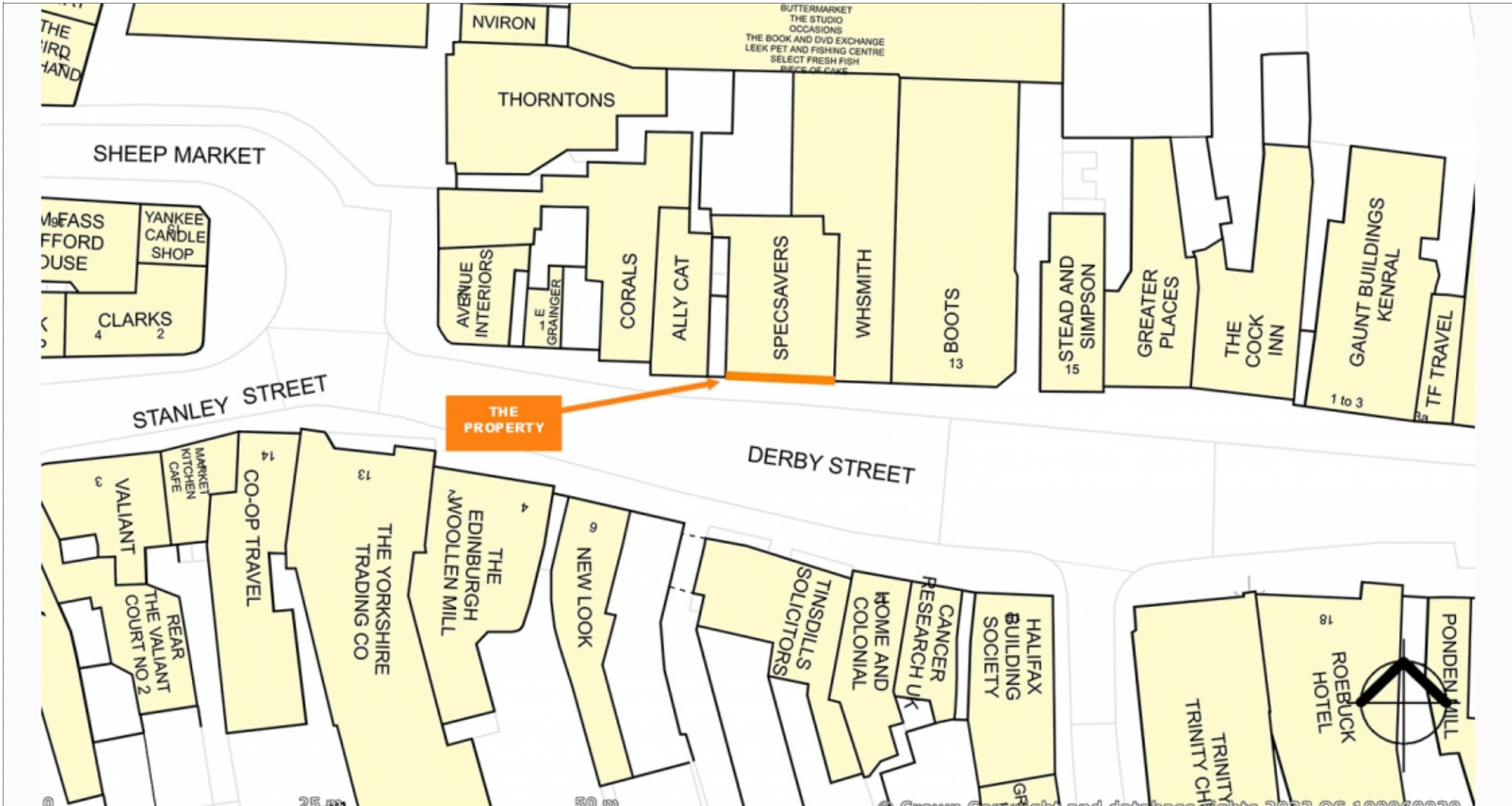
**Lot 37, Specsavers, 9 Derby Street, Leek,
Staffordshire ST13 6HN**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 37, Specsavers, 9 Derby Street, Leek, Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 37, Specsavers, 9 Derby Street, Leek,

Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 37, Specsavers, 9 Derby Street, Leek, Staffordshire ST13 6HN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Brindley, Twist, Tafft & James

Lowick Gate, Siskin Drive

Coventry

CV3 4FJ

Alex Khan

024 7653 1532

Alex.khan@btj.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020