

Lot 39, 11 Market Place and 5 Derby Street, Leek,

Staffordshire ST13 5HH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Let to Ladbrokes Betting and Gaming Limited t/a Corals on a Renewed Lease Until 2027 (No Breaks)
- Retail Frontages to Market Place and Derby Street.
- Unit has traded as Corals since at least 2010.
- Prominent Town Centre location
- Neighbouring occupiers include Boots, Superdrug, Iceland, Specsavers and WH Smith

Lot

39

Auction

22nd September 2022

Rent

£19,500 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

Leek Railway Station

Air

East Midlands Airport and Manchester Airport

Situation

The property is located at the heart of Leek Town Centre at the busy junction of Market Place and Derby Street with Retail frontages on both. Both. Neighbouring occupiers include Boots, Superdrug, Specsavers, Wilko and WHSmiths.

Tenure

Freehold.

EPC

C

Description

The property comprises an attractive and historic Grade 2 listed building with a frontage to Market Place and Derby Street. The property comprises self contained betting shop on the ground floor with basement ancillary accommodation. The First and Second floors are self contained accommodation which are accessed separately from Market Place.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review (Reversion) |
|-------------------------------------|---------------------|----------------------------|-----------------------------|---|--|----------------|----------------------------|
| Ground Basement | Retail Ancillary | 116.50 53.50 | 1253 575 | LADBROKES BETTING & GAMING LIMITED (CRN 00775667) (1) | 5 Years from 01/02/2022 until 31/01/2027 | £19,500 | |
| First Second | Office Office | Not Measured | Not Measured | Individual | 999 years from 24/06/2017 | Peppercorn | (23/06/3016) |
| Total Approximate Floor Area | | 170.00 (2) | 1828 | | | £19,500 | |

(1) Ladbrokes Betting and Gaming Limited (CRN 00775667) were incorporated in October 1963. Ladbrokes Betting & Gaming Limited employs 15,000 people in six countries and is one of the world's leading betting and gaming enterprises. Ladbrokes is a market leader in retail bookmaking in the UK, Ireland, Belgium and Spain where it operates a combined total of more than 2,700 betting shops. Ladbrokes is a part of Entain plc (LSE: ENT) - one of the world's largest sports-betting and gaming groups, operating both online and in the retail sector and a FTSE 100 company. The Group employs a workforce of more than 25,000, in 20 offices across five continents.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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September 2020