

**Lot 25, 61-63 High Street, Newcastle-Under-Lyme,
Staffordshire ST5 1PN**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Two shops let to Superdrug and SENSE (a National Charity)
- Shops recently let on new leases from January 2022 and August 2022
- Re-based Rents (Superdrug previously let at £60,000 p.a.)
- Approx 11,000 sq ft total

Lot

25

Auction

3rd November 2022

Rent

£35,000 per Annum Exclusive
(5)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 36 miles south of Manchester, 42 miles north of Birmingham
Roads A34, A50, A53, M6
Rail Stoke-on-Trent Railway Station
Air Manchester Airport

Situation

The property is prominently situated on High Street close to its junction with Ironmarket and close to The Roebuck Shopping Centre. Neighbouring occupiers include Vue Cinema, JD Sports, Holland & Barrett, Boots the Chemist, Iceland and McDonald's.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises two shops each arranged on the ground and first/second floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First/Second	Retail Ancillary	293.95 275.42	(3,164) (2,965)	SENSE, THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION (t/a SENSE) (2)	10 years from 13/01/2022 (3)	£15,000	13/01/2027 to RPI
Ground First/Second	Retail Ancillary	299.00 181.70	(3,218) (1,956)	SUPERDRUG STORES PLC(t/a Superdrug) (4)	5 years from 19/08/2022 (5)	£20,000 (5)	-
Total		1,050.07	(11,303)			£35,000	

(1) Areas provided by VOA (www.gov.uk/business-rates)

(2) Sense, The National Deafblind and Rubella Association, operate in over 100 stores across the UK (www.sense.org.uk)

(3) The lease is subject to a tenant only option to determine on 12/01/2027.

(4) Superdrug Stores plc operate in over 750 stores across the UK (www.superdrug.com)

(5) The current rent reserved under the terms of the lease is £10,000 per annum rising to £20,000 per annum on 19/08/2023. The seller will pay the Buyer the difference between the current rent reserved and £20,000 per annum from completion of the sale until 19/08/2023. The lease is subject to a tenant only option to determine on 18/08/2025. If the tenant exercises their break option, the tenant must pay £5,000 as a break notice fee.

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September 2020