

**Lot 34, 108 Congleton Road, Talke,
Staffordshire ST7 1LX**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Ladbrokes Betting & Gaming Limited
- Lease expires June 2027 (subject to option)
- VAT-free Investment
- Mixed Commercial and Residential Location

Lot

34

Auction

3rd November 2022

Rent

£13,750 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 7 miles north-west of Stoke-on-Trent
Roads A34, A50, A500, A533, M6 (Junction 16)
Rail Kidsgrove and Alsagre Train Station
Air Manchester Airport

Situation

The property is prominently situated on Congleton Road (A34) close to its junction with Old Butt Lane and the A50 to the North. Nearby occupiers include The Co-operative Supermarket, The Post Office, Greggs and a Toby Carvery.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a betting office arranged on the ground floor only.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

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	Betting Office	170.48	(1,830)	LADBROKES BETTING AND GAMING LIMITED (t/a Coral) (2)	5 years from 24/06/2022 (3) on a full repairing and insuring lease	£13,750	20/12/2025
Total		170.48	(1,830)			£13,750	

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

(2) Ladbrokes Betting and Gaming Ltd operate from just over 2,150 betting shops across the UK (www.ladbrokes.com)

(3) The lease is subject to a tenant only option to determine on 24/06/2025

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September 2020