Staffordshire ST7 1LX

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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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 Auction Lot 34 3rd November 2022 Rent Status £13,750 per Annum Exclusive Available Sector **Auction Venue** High Street Retail Live Streamed Auction

Miles	7 miles north-west of Stoke-on-Trent				
Roads	A34, A50, A500, A533, M6 (Junction 16) Kidsgrove and Alsagre Train Station				
Rail					
Air	Manchester Airport				
Situation					
	ty is prominently situated on Congleton Road (A34) close to its				
junction wit The Co-op	ty is prominently situated on Congleton Road (A34) close to its h Old Butt Lane and the A50 to the North. Nearby occupiers include erative Supermarket, The Post Office, Greggs and a Toby Carvery.				
junction wit The Co-op	n Old Butt Lane and the A50 to the North. Nearby occupiers include				
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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

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.

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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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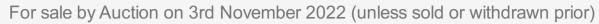
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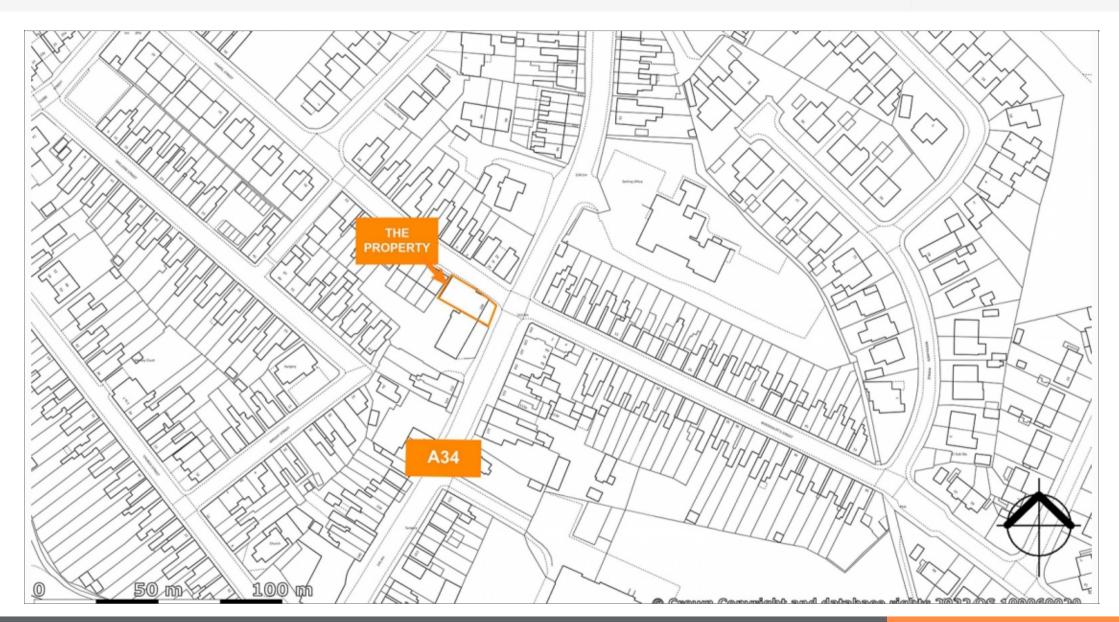




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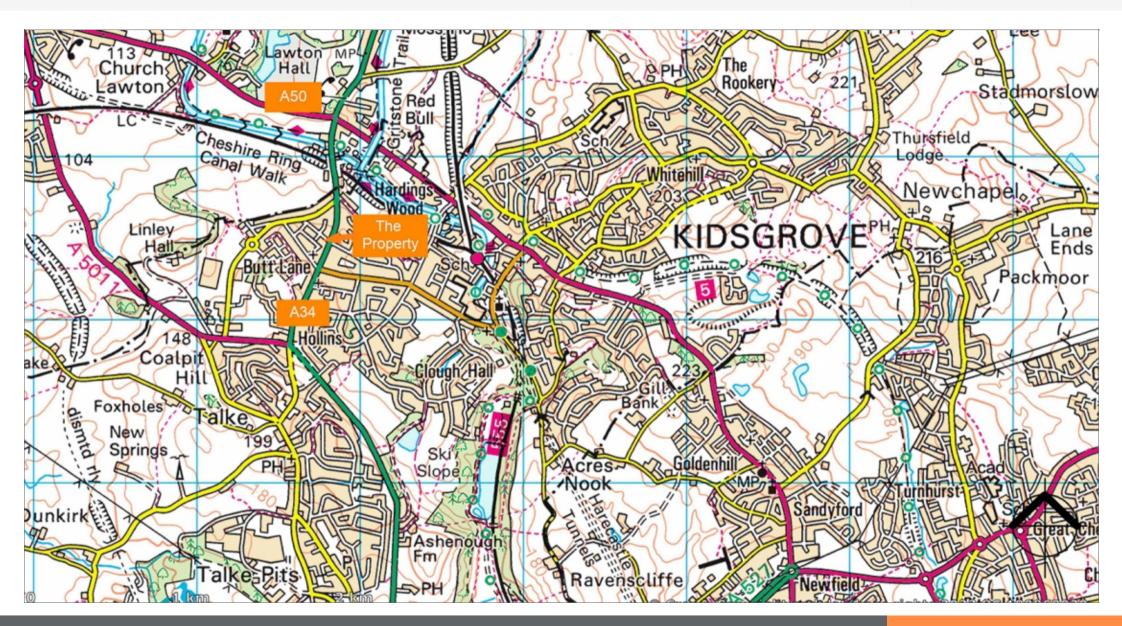




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Contacts

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