

Lot 35, 5-7 St John's Square, Burslem, Stoke-on-Trent, Staffordshire ST6 3AH

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Double-fronted betting office let to Ladbrokes Betting & Gaming Limited
- Lease expires December 2025
- VAT-Free Investment
- Approx. 4,500 sq ft in total
- Nearby occupiers include Lidl, Morrisons Daily, Farmfoods, Home Bargains, B&M and The Post Office

Lot

35

Auction

3rd November 2022

Rent

£20,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

3 miles north of Stoke-on-Trent, 34 miles south of Manchester

Roads

A34, A52, A53, M6

Rail

Longport Railway Station

Air

Manchester Airport

Situation

The property is prominently situated on the east side of St. John's Square, between Queen Street and Market Place, which are the town's principal retailing thoroughfares. Nearby occupiers include Lidl, Morrisons Daily, Farmfoods, Home Bargains, B&M and The Post Office.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a double-fronted betting shop arranged on the ground floor with self-contained office accommodation on the first and second floors.

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.
Ground	Betting Office	167.22	(1,800)	LADBROKES BETTING AND GAMING LIMITED (t/a Coral) (2)	20 years from 20/12/2005 on a full repairing and insuring lease	£20,000
First	Office/Ancillary	126.35	(1,360)			
Second	Office/Ancillary	124.49	(1,340)			
Total		418.05	(4,500)			£20,000

(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)

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September 2020