

**Lot 46, 9/10 Tower Square, Tunstall, Stoke-on-Trent,
Staffordshire ST6 5AA**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Ladbrokes Betting & Gaming Limited (t/a Coral)
- Lease until December 2025 (No breaks)
- Nearby occupiers include Superdrug, Subway, Poundland and a number of local retailers
- VAT-free investment

Lot

46

Auction

15th December 2022

Rent

£22,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 3 miles north of Newcastle-under-Lyme, 12 miles east of Crewe
Roads A34, A53, M6
Air Manchester Airport

Situation

The property is prominently located on Tower Square in the town centre. Nearby occupiers include Superdrug, Subway, Poundland and a number of local retailers.

Tenure

Freehold.

EPC

Please see legal pack.

Description

The property comprises a betting shop arranged on the ground, basement and first 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

6 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.
Ground Basement First	Betting Shop Ancillary Ancillary	156.30 81.30 149.90	(1,682) (875) (1,614)	LADBROKES BETTING & GAMING LIMITED (2) (t/a Coral)	5 years from 20/12/2020 on a full repairing and insuring lease	£22,500
Total		387.50	(4,171)			£22,500

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

(2) Ladbrokes 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 (www.sports.ladbrokes.com)

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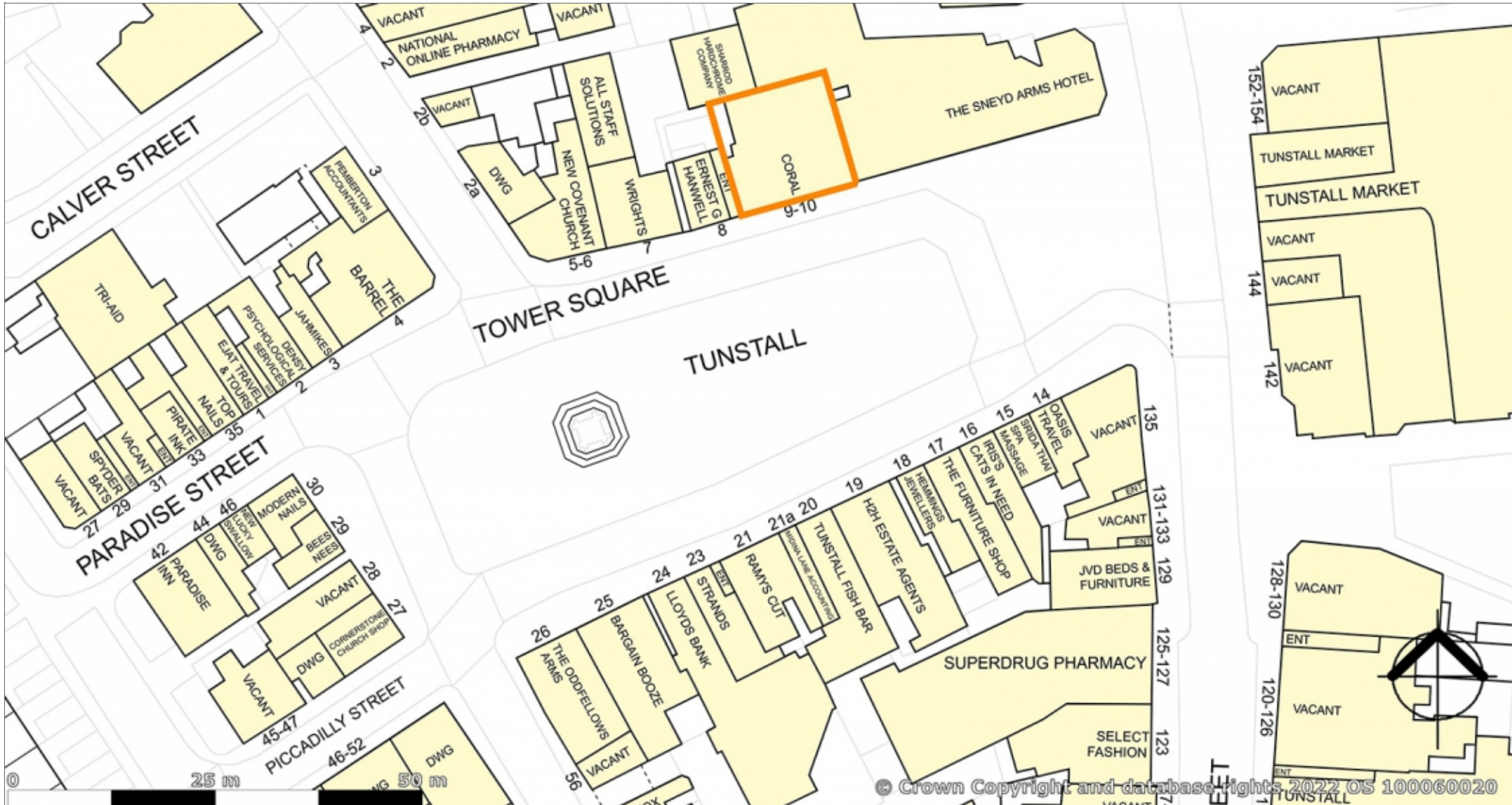
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September 2020