

Lot 18, APV House, Speedwell Road, Newcastle Under Lyme, Staffordshire ST5 7RG

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Substantial Freehold Office Building

www.acuitus.co.uk

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Property Information

Substantial Freehold Office Building

- Prominent Modern three storey office building
- Frontage to the A34
- Approximately 2636 sqm (28,369 sq ft)
- Approximate Site Area of 0.98 Hectares (2.41 acres) and a Site coverage of 16.22%
- Includes Car Parking for 140 Cars
- Nearby Occupiers include Premier Inn Hotels, Screwfix and Toolstation

Lot

18

Auction

15th December 2022

Rent

£78,247 per Annum
With Suites to be let

Sector

Office

Status

Available

On the Instructions of Receivers

Auction Venue

Live Streamed Auction

Location

Miles 38 Miles north of Birmingham, 28 Miles South of Manchester
Roads A34, A500, M6 (Junction 16)
Rail Stoke-On-Trent Railway Station
Air Manchester Airport

Situation

The property is located on the well-established Packhouse Industrial estate some 2.6 miles north of Newcastle under Lyme town centre and benefits from being only 4 miles from junction 16 of the M6. Nearby occupiers include Premier Inn Hotels, Screwfix, Toolstation and We Buy Any Car.

Tenure

Freehold.

Description

The property comprises a substantial three storey office building extending to approximately 30,000 sq ft and a substantial car park for approximately 140 cars as well as four Disabled car parking spaces. The property benefits from a site area of 0.98 Hectares (2.41 Acres) and a site coverage of approximately 16.22%

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers, and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.	Reversions
Ground Suite 1	Office	182.63	(2070)	BUILDING ENVIRONMENT CONTROL LIMITED (CRN 02429644)	5 Years from 22/11/2019 (2)	£17,995	21/11/2024
Ground Suite 2 and 15 car spaces	Office	192.40	(1937)	COUNTY INSURANCE CONSULTANTS LIMITED (CRN 04787941)	5 Years from 26/11/2021 (3)	£18,000	25/11/2026
Ground Suite 3 and 6 car spaces	Office	110.30	(1290)	ARCHANGEL ENTERPRISES LIMITED (CRN 05205432)	Tenancy at will	£8,223	
Ground Suite 4 and 7 car spaces	Office	91.03	(1100)	ONE SURE INSURANCE LIMITED (CRN 05649077)	Lease until July 2022 (Holding Over)	£9,000	
Ground Suite 5	Office	399.21	(3870)	VACANT POSSESSION			
First Suites 6-8	Office	779.43	(8389)	VACANT POSSESSION			
Second Suite 9	Office	655.50	(7055)	VACANT POSSESSION			
Second Suite 10	Office	247.85	(2667)	FEDEX EXPRESS UK TRANSPORTATION LIMITED (CRN 01628530)	5 Years from 02/02/2021 (4)	£25,029	01/02/2026
Total Approximate Floor Area		2658.35 (1)	(28,558)			£78,247	

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

(2) As to the lease to Building Environment Control Ltd, the tenant has not exercised there 21st November 2022 option to determine the lease.

(3) As to the lease to County insurance Consultants Ltd, the lease provides for a tenant option to determine the lease on 26th November 2024 on serving 6 months written notice.

(4) As to the lease to Fedex Express UK Transportation Limited, the lease provides for an annual tenant option to determine the lease on serving 6 months written notice.

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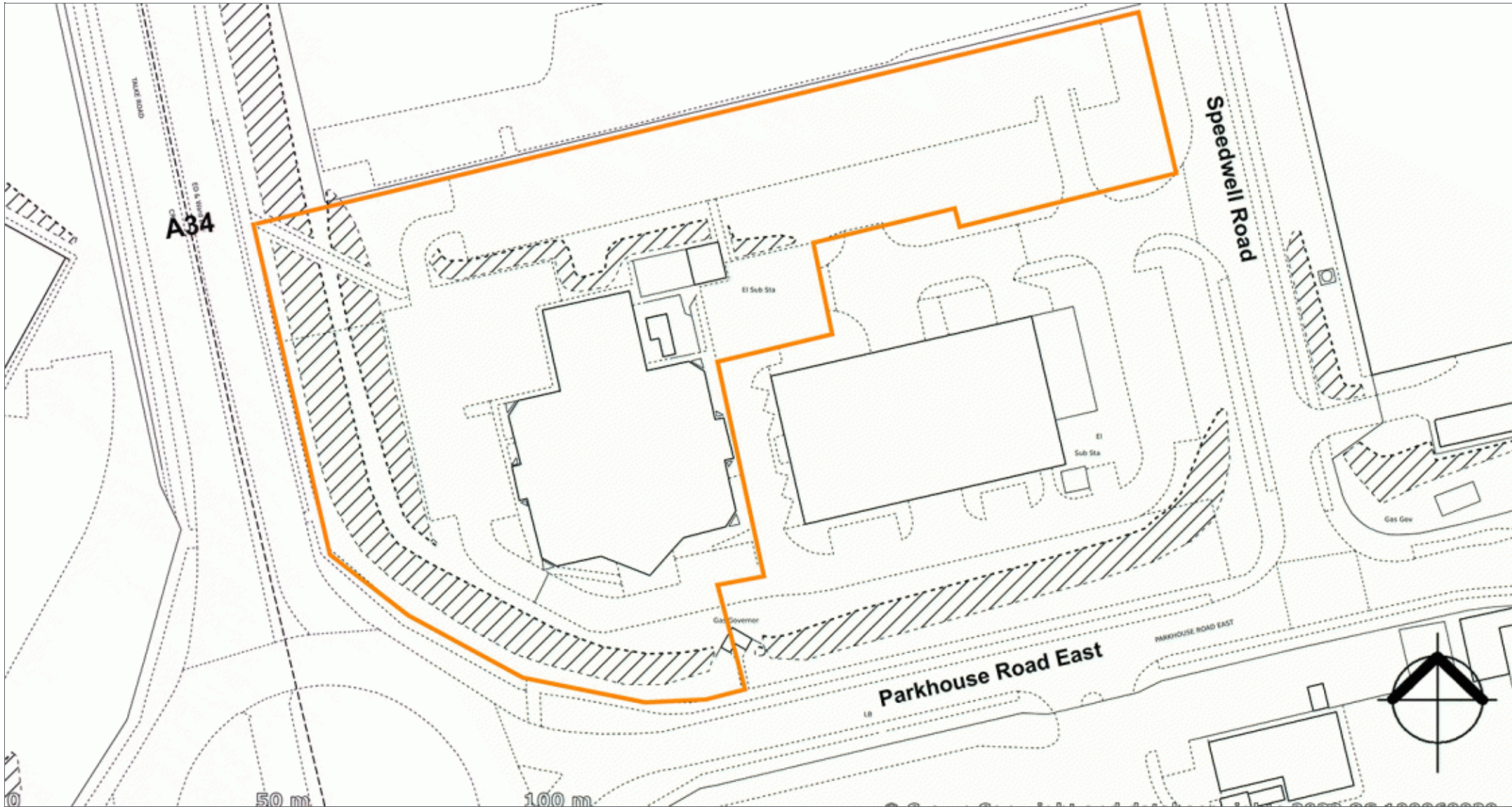
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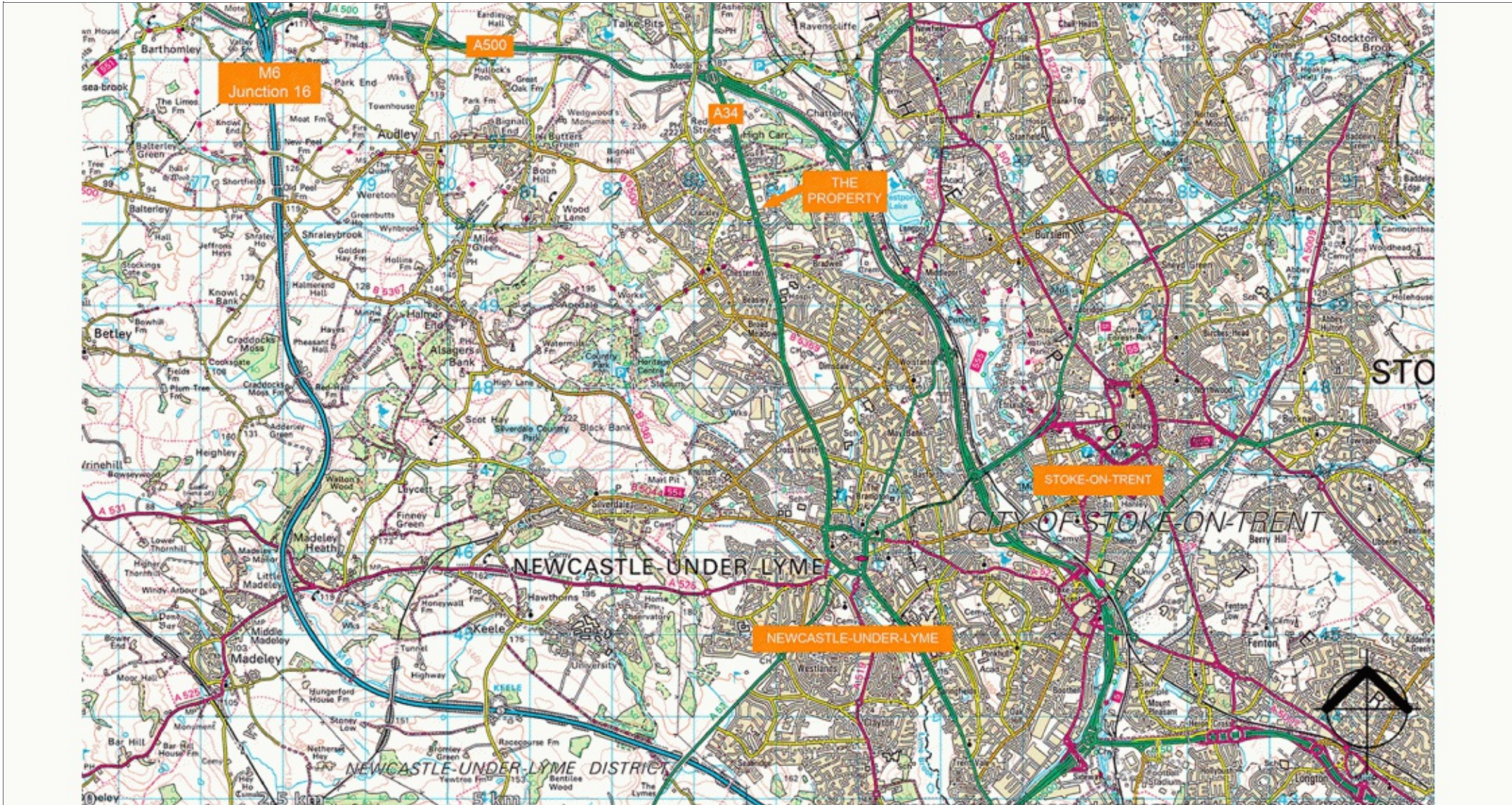


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September 2020