Shropshire TF9 1PD

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)





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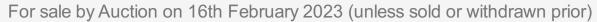
Property Information

Freehold Retail Investment Location Description • Let to a charity shop (t/a Newlife The Charity For Disabled Children) Miles 16 miles south-west of Stoke-on-Trent. 31 miles south-east of The property comprises a shop arranged on the ground and first floors. Chester, 48 miles north-west of Birmingham • Lease expires on 24/05/2025 A41, A53, A529 Roads • 2023 Tenant break option not exercised VAT Rail Prees, Whitchurch (Salop) · Approximately 3,259 sq ft • Nearby occupiers include Costa Coffee, Greggs, Asda, Iceland, Boots Manchester Airport the Chemist, JD Wetherspoon and Domino's Pizza VAT is applicable to this lot. Situation Lot **Auction** Note 30 16th February 2023 The property is situated in the heart of Market Drayton's town centre, 300 yards Please note the buyer will pay 1.5% excluding VAT of the purchase price towards from Market Hall Shopping Centre, and close to Frogmore Road Car Park, with Rent the Vendor's costs in addition to the cost of the searches. Please see Special over 40 car parking spaces. Nearby occupiers include Costa Coffee, Greggs, Conditions of Sale. £12,000 per Annum Exclusive Asda, Iceland, Boots the Chemist, JD Wetherspoon and Domino's Pizza. (1) **Completion Period Tenure** Sector Status High Street Retail Available Six Week Completion Freehold **Auction Venue** Live Streamed Auction **EPC** Band B

DISCL AIMEE

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Tenancy & Accommodation

Floor		Floor Areas Approx sq m (2)	Floor Areas Approx sq ft (2)	Tenant	Term	Rent p.a.x. (1)	Rent Review
Ground First	Retail/Ancillary Ancillary	260.81 42.00	(2,807) (452)	NEWLIFE THE CHARITY FOR DISABLED CHILDREN (3) (t/a Newlife Market Drayton)	5 years from 25/05/2020 on a full repairing and insuring lease	£12,000	25/05/2023
Total		302.81	(3,259)			£12,000	

⁽¹⁾ The current rent passing under the terms of the lease is £12,000 per annum. The rent will reduce to £10,500 per annum in May 2023 as a result of the tenant not exercising their break option this year. The rent will increase to £13,500 per annum if the tenant assigns or sublets the property.

⁽²⁾ Areas provided by VOA (www.voa.gov.uk)

⁽³⁾ www.newlifecharity.co.uk - a charity for Disabled Children

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Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk

Seller's Solicitors

Structadene Group 3rd Floor, 9 White Lion Street London N1 9PD

James Thomson +44 (0)20 7843 9196 james.t@pearl-coutts.co.uk

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