

lot 15

# Jobcentre Plus, 83-87 The Strand Longton, Stoke-on-Trent ST3 2PF

Rent  
£85,850 per  
annum  
exclusive

**Substantial Office Investment**

- Prominent corner location in town centre
- Valuable rent review in 2014
- Let to Trillium (Prime) Property GP Ltd, t/a Job Centre Plus
- Neighbouring the Longton Exchange Shopping Centre
- Let off a low rent of £4.91 per sq ft
- Six Week Completion Period Available



**Location**

Miles: 45 miles north of Birmingham  
41 miles south of Manchester  
Roads: M6, A50, A34, A520  
Rail: Longton Rail  
Air: Manchester Airport, Birmingham Airport

**Situation**

Longton, the second largest of the six towns which comprises the Potteries conurbation, has a population of some 254,000. The property is situated next to the busy Longton Exchange Shopping Centre on The Strand (A5007), one of Longton's main thoroughfares. Longton Railway Station is located nearby, some 250 metres north of the property. Nearby occupiers include Lidl, William Hill, Peacocks, Wilkinsons and Thomas Cook.

**Description**

The property comprises a substantial office building benefiting from central heating and L-shaped floorplates on ground floor and two upper floors, served by a passenger lift. The property also benefits from a gated car park accommodating some 23 cars. The tenant has carried out a recent refurbishment programme.

**Tenure**

Long Leasehold. Held for a term of 113 years from 18th February 1970 at a peppercorn rent.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	541.72 sq m	(5,831 sq ft)	<b>TRILLIUM (PRIME) PROPERTY GP LTD, (t/a Job Centre Plus) (1)</b>	24 years from 25.12.1994 until 2018	£85,850	2014
First	Office	541.72 sq m	(5,831 sq ft)				
Second	Office	541.72 sq m	(5,831 sq ft)				
<b>Totals</b>		<b>1625.16 sq m</b>	<b>(17,493 sq ft)</b>			<b>£85,850</b>	

(1) For the year ending 31st March 2010 Trillium (Prime) Property GP Limited reported a turnover of £595,757,000, pre-tax profits of £2,272,000 and a net worth of £605,616,000. (Source: www.riskdisk.com 08.06/2011)

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