

13-15 Market Place Burslem, Staffordshire ST6 3AA

lot 41

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd, guaranteed by Thomas Cook Group UK Ltd
- Located in a prominent position on

Market Place

- Nearby occupiers include Dorothy Perkins, KFC and The Post Office
- Six Week Completion Available

Rent
£15,750
per annum
exclusive



On Behalf of
The co-operative estates

Location

Miles: Burslem town centre
3 miles north of Stoke-on-Trent
34 miles south of Manchester

Roads: A50, A53

Rail: Longport Railway Station (links via Derby, Nottingham, Stoke and Manchester)

Air: Manchester Airport

Situation

The property is situated in the town centre, opposite the Burslem Old Town Hall and close to the Wedgewood Institute, Burslem School of Art and the exclusive residential development at Saddlers Park. The town is a significant tourist destination, being situated close to the Trent - Mersey Canal and is part of the National Cycle Network.

The property benefits from the public transport hub based around the Market Place and nearby occupiers include Dorothy Perkins, KFC and The Post Office.

Description

The property comprises ground floor, double fronted retail unit with one upper floor of ancillary accommodation. In addition, the property benefits from a substantial basement.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail and Ancillary	291.46 sq m (3,137 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-Operative Travel) (1)	10 years from 01/10/2011 until 2021 on a full repairing and insuring lease (2) (3)	£15,750	01/10/2016
First	Ancillary	268.29 sq m (2,888 sq ft)				
Basement	Ancillary	236.71 sq m (2,548 sq ft)				
Totals		796.46 sq m (8,573 sq ft)			£15,750	

- For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK high street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland. (Source: Thomas Cook Group)
- The lease provides for a tenant's option to determine on the 1st October 2016.
- The lease is subject to a Schedule of Condition.

For further details please contact:

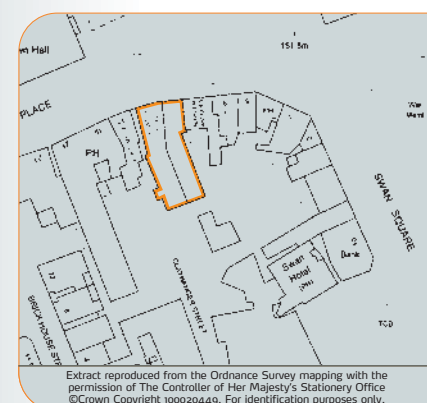
Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Weightmans Solicitors
Pall Mall Court, 61-67 King Street,
Manchester M2 4PD.
Tel: +44 (0)161 233 7330.
Email: steven.silver@weighmans.com
Ref: Steven Silver.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.