

# lot 18

## Acton Gate, Stafford Road (A449), Junction 13, M6 Stafford, Staffordshire ST18 9AR

Rent  
£65,000  
per annum  
exclusive

### Freehold Leisure Investment

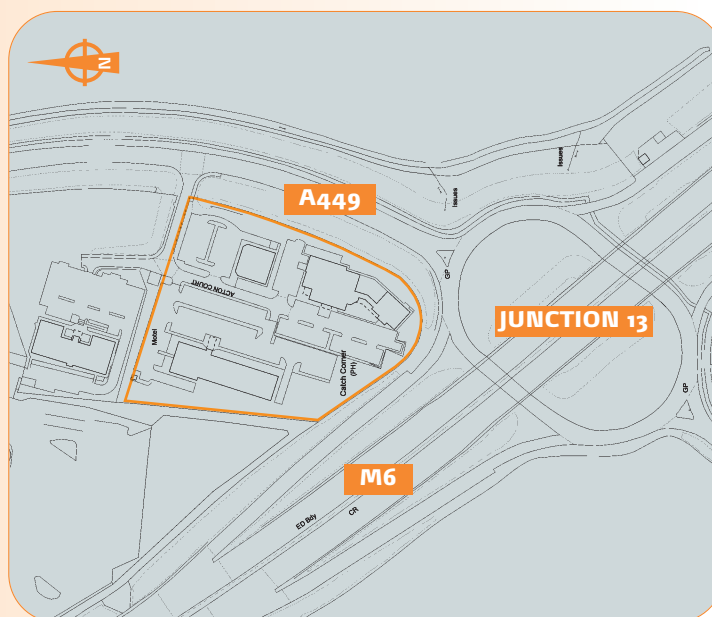
- Multi-let leisure park
- Adjacent to the busy M6 Motorway (Junction 13)
- Approximate site area of 1.65 hectares (4.09 acres)
- Historic consent for drive-thru restaurant
- Extensive on-site car parking
- Neighbouring occupiers include a 500,000 sq ft Argos Distribution Warehouse and South Staffs Housing Association Headquarters
- Six Week Completion



Photograph taken 3rd October 2008

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**Location**

Miles: 3.5 miles south of Stafford  
25 miles north-west of Birmingham  
61 miles south of Manchester  
Roads: Stafford Road (A449), M6 (Junction 13), A34, A518, A513  
Rail: Stafford Railway Station (London Euston approximately 1 hour 20 minutes, Manchester Piccadilly 1 hour)  
Air: Birmingham International Airport, East Midlands Airport

**Situation**

The property is prominently situated on the western side of Stafford Road (A449) and immediately west of Junction 13 of the busy M6 Motorway. Neighbouring occupiers include the 500,000 sq ft Argos Distribution Centre and The South Staffordshire Housing Association head office.

**Description**

The property comprises a substantial leisure site of approximately 1.65 hectares (4.09 acres) upon which there are three separate modern buildings including a detached single storey restaurant building, a 103 room Holiday Inn Express hotel and a detached Public House. The site benefits from extensive car parking.

**Planning**

Historic planning consent was granted (now lapsed) to replace the existing restaurant building with a 3,250 sq ft 'drive thru' style restaurant. The proposed layout plan and details of which can be found in the Legal Pack.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Restaurant	Ground	Restaurant	341.5 sq m (3,676 sq ft)	<b>JAMES KWOK MO LAI (t/a Mandarin Oriental)</b>	20 years from 29/09/2008 until 2028 on a full repairing and insuring lease (1)	£65,000	29/09/2013 and 5 yearly
Hotel		Hotel	Not measured	<b>MORETHAN HOTELS LTD (t/a Holiday Inn Express)</b>	999 years from 1997	Peppercorn	
Public House		Public House	Not measured	<b>SPIRIT PUB COMPANY (SERVICES) LTD</b>	999 years from 1997	Peppercorn	
<b>Totals</b>			<b>341.5 sq m (3,676 sq ft)</b>			<b>£65,000</b>	

(1) The lease provides for a tenant option to determine the lease on the 29th September 2018, subject to at least 6 months' prior notice.

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