

## Unit 2A, Jasper Square, Woodland Street and 100-104 High Street Tunstall, Stoke-on-Trent, Staffordshire ST6 5TJ

lot 41

### Freehold Retail Investment

- Majority let to Shoe Zone Limited on a 15 year Lease until 2020
- Prominent position within the Jasper Square Retail Park
- Nearby occupiers include Next, Argos, Matalan and Asda
- On-site car parking for approximately 269 cars
- Six Week Completion

Rent  
**£55,900**  
per annum  
exclusive



Unit 2A Jasper Square

### Location

Miles: Stoke-on-Trent 3 miles  
Manchester 36 miles  
Birmingham 48 miles  
Roads: A500, M6 (Junction 16)  
Rail: Kidsgrove  
Air: Manchester International Airport

### Situation

The property is situated in a prominent central location within the Jasper Square Retail Park and on the busy Rathbone Street, with access to the retail park from the High Street. The Shoe Zone unit fronts the retail park with return frontage to Rathbone Street and the Co-Operative Travel unit fronts the High Street and also has return frontage.

### Description

Unit 2A comprises a modern retail unit of brick construction with glazed frontage and metal profile roof. 100-104 High Street comprises a traditional retail unit of brick construction with retail accommodation to the ground floor, and 2 floors of ancillary accommodation above.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

| Unit                  | Floor               | Use                    | Floor Areas (Approx)     |                            | Tenant   | Term   | Rent p.a.x.    | Review     |
|-----------------------|---------------------|------------------------|--------------------------|----------------------------|--|--|----------------|------------|
| 2A Jasper Square      | Ground              | Retail and Ancillary   | 275.00 sq m              | (2,960 sq ft)              | <b>SHOE ZONE LIMITED (1)</b>                     | 15 years from 31/05/2005 until 30/05/2020 on a full repairing and insuring lease | £38,400        | 31/05/2015 |
| 100 - 104 High Street | Ground First Second | Retail Ancillary Plant | 91.42 sq m<br>25.70 sq m | (984 sq ft)<br>(277 sq ft) | <b>UNITED CO-OPERATIVES TRAVEL GROUP LTD (2)</b> | 15 years from 20/06/2005 until 19/06/2020 on a full repairing and insuring lease | £17,500        | 20/06/2015 |
| <b>Totals</b>         |                     |                        | <b>392.12 sq m</b>       | <b>(4,221 sq ft)</b>       |  |  | <b>£55,900</b> |            |

(1) Authorised Guarantee Agreement provided by Shoefayre Limited upon assignment to Shoe Zone Limited. For the year ending 29th September 2012, Shoe Zone Limited reported a turnover of £189,423,000, pre-tax profits of £8,488,000 and a total net worth of £36,609,000. (Source: www.riskdisk.com 04/11/2013).

(2) United Co-operatives Travel Group Limited is now known as Co-op Group Travel 2 Holdings Limited. The tenants have an option to determine the lease on 19/06/2015. They are not currently in occupation. For the year ending 15th January 2013, the ultimate holding company, Co-operative Group Limited reported a turnover of £12,448,000,000 and a total net worth of £2,669,000,000. (Source: www.riskdisk.com 07.11.2013).

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