

lot 21

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

Rent
£65,000
per annum
exclusive

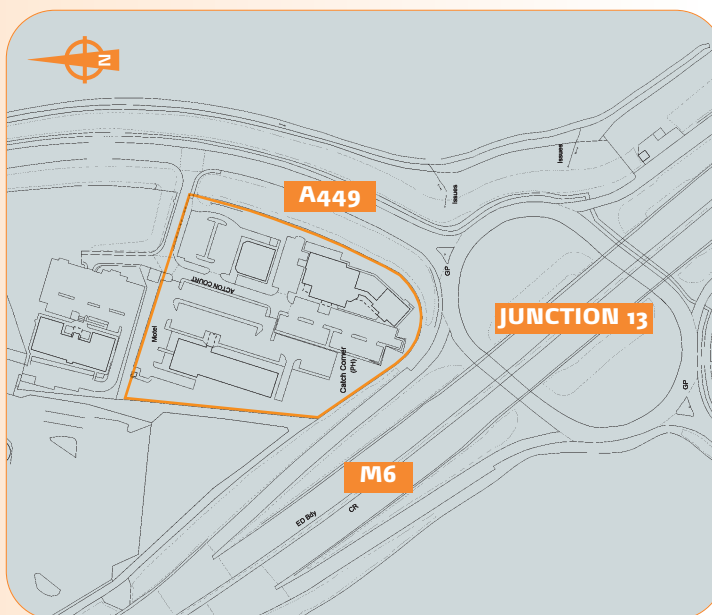
Freehold Leisure Investment

- 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



lot 21

Rent
£65,000
per annum
exclusive



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.

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 north 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.

Six Week Completion

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)	JAMES KWOK MO LAI (t/a Mandarin Oriental)	20 years from 29/09/2008 until 2028 on a full repairing and insuring lease (1)	£65,000	29/09/2018 and 5 yearly
Hotel		Hotel	Not measured	ATLAS HOTELS (TRADING) LTD (t/a Holiday Inn Express) (2)	999 years from 1997	Peppercorn	
Public House		Public House	Not measured	SPIRIT PUB COMPANY (SERVICES) LTD (3)	999 years from 1997	Peppercorn	
Totals			341.5 sq m (3,676 sq ft)			£65,000	

(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.
(2) Atlas Hotels is an award winning hotel company operating 45 Holiday Inn Express hotels in the UK, making them the biggest operator of the brand in Europe. (Source: www.atlashedhotels.co.uk 22.04.2015)
(3) Spirit has a high quality estate of over 1,200 pubs nationwide and a portfolio of award winning brands. (Source: www.spiritpubcompany.com 22.04.2015)

For further details please contact:
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service
Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:
Fladgate LLP
16 Great Queen Street, London WC2B 5DG.
Tel: +44 (0)203 036 7231.
Email: slewis@fladgate.com
Ref: Stephen Lewis.