Staffordshire ST5 1PE

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)





Freehold High Yielding Retail Parade Investment

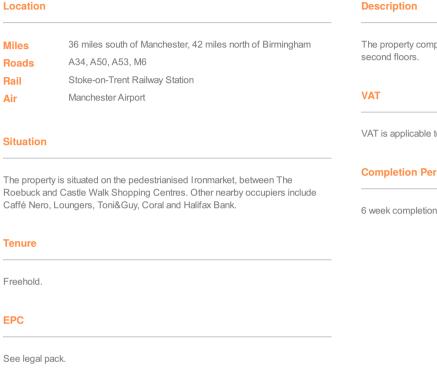
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Property Information

Freehold High Yielding Retail Parade Investment • Comprises three shops, each arranged on ground, first & second floors • Shops let to Oxfam and PDSA, plus one vacant shop Between The Roebuck and Castle Walk Shopping Centres • Nearby occupiers include Caffé Nero, Loungers, Toni&Guy, Coral and Halifax Bank. • Immediate Asset Management Opportunities Lot Auction 18 18/May/2022 Rent £36,250 per Annum Exclusive (2), plus one vacant shop. Sector Status High Street Retail Available **Auction Venue** Live Streamed Auction



Description	
The property co second floors.	imprises three shops each arranged on the ground, first and
VAT	
VAT is applicabl	e to this lot.
Completion P	Period

DISCL AIMED

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
54 Ironmarket	Ground First Second	Retail/Ancillary Ancillary Ancillary	150.60 sq m 44.90 sq m 43.60 sq m	(1,621 sq ft) (483 sq ft) (469 sq ft)	VACANT	-	-
55 Ironmarket	Ground First Second	Retail/Ancillary Ancillary Ancillary	101.20 sq m 38.70 sq m 40.80 sq m	(1,089 sq ft) (417 sq ft) (439 sq ft)	OXFAM	5 years from 24/02/2020 (1)	£18,750
55A Ironmarket	Ground First Second	Retail/Ancillary Ancillary Ancillary	103.40 sq m 39.40 sq m 41.20 sq m	(1,113 sq ft) (424 sq ft) (443 sq ft)	THE PEOPLE"S DISPENSARY FOR SICK ANIMALS	5 years from 28/02/2017 (holding over) (2)	£17,500
Total			603.90 sq m	(6,498 sq ft)			£36,250 (2) plus one vacant shop

⁽¹⁾ The lease is subject to a tenant option to determine on 19/10/2022.

⁽²⁾ The tenant is currently holding over on a lease that expired on 27/02/2022. A Lease Renewal has been agreed for a term of 5 years with a tenant only break option at year 3 and a rent of £11,000 pa for years 1 & 2; £14,000 pa for years 3 & 4 and £17,000 pa in year 5. Heads of terms are agreed and solicitors are instructed.

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Freehold High Yielding Retail Parade Investment