



SITUATION

A neighbourhood parade located within this residential suburb only approx. 1 mile south of the town centre and ½ mile from both Junction 14 and Junction 15 of the M6.

Stone is a popular town in Staffordshire and is situated approx. 31 miles north-west of Birmingham and approx. 7 miles south of Stoke-on-Trent.

PROPERTY

An unbroken detached block on a rectangular corner site erected in the 1970's comprising **7 Ground Floor Shops** with two separate rear staircases to **7 Self-Contained Flats** on two upper floors. In addition, No. 50 comprises a **Supermarket** with two floors above for ancillary use. There is also a front and side shopper's car park and rear yard for loading/unloading and a block of **8 Garages**. Nearly all of the upper part windows are in uPVC.

VAT is applicable to this Lot

FREEHOLD



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 36 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 19'6" Internal Width 17'10" Rear Width 23'0" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	M. M. McCleod (Ladies Hairdresser)	20 years from 24th June 2008	£10,600	FRI Rent Reviews June 2018 (not actioned) and 2023
No. 38 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 19'2" Internal Width 18'0" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	The Flower Room (Staffs Ltd) (Florist) (with guarantor)	5 years from 25th December 2016	£11,250	FRI Tenant's Break 2019. £3,375 (incl. VAT) Rent Deposit held.
No. 40 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 19'0" Internal Width 17'10" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	Pet Pleasures Ltd (Dog groomers) (with 2 guarantors)	20 years from 24th June 2003	£11,130	FRI Rent Review June 2018 (not actioned)
No. 42 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 18'10" Internal Width 17'8" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	C. Cheong (Bakers/ Café)	20 years from 11th September 2008	£11,500	FRI Rent Reviews September 2018 (not actioned) and 2023. £6,900 (incl. VAT) Rent Deposit held.
No. 44 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 18'9" Internal Width 17'8" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	Lee Walker (Butcher)	20 years from 24th June 2008	£10,600	FRI Rent Reviews June 2018 (not actioned) and 2023.
No. 46 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 18'11" Internal Width 17'6" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	Birchill & Watson Co Ltd (Pharmacy)	20 years from 24th June 2008	£10,600	FRI Rent Reviews June 2018 (not actioned) and 2023
No. 48 (Shop, Flat & Garage)	Ground Floor Shop Gross Frontage 18'4" Internal Width 17'4" Built Depth 37'0" First & Second Floor Flat 4 Rooms, Kitchen, Bathroom/WC Garage	Martin McColl Ltd (News/Conf/Tob) (having approx. 1,650 branches) (T/O for Y/E 27/11/16 £518m, Pre-Tax Profit £25.6m and Shareholders' Funds £160.3m)	10 years from 24th June 2018 (Renewal of a previous lease)	£11,250	FRI Rent Review and Tenant's Break 2023
No. 50 (Supermarket & Garage)	Ground Floor Supermarket Gross Frontage 47'0" Internal Width 44'0" Shop and Built Depth 74'0" Internal Area Approx. 3,500 sq ft ¹ First and Second Floors Ancillary Internal Area Approx. 748 sq ft Garage	Co-Op Group Food Ltd (wholly owned subsidiary of Co-operative Group Limited which has 3,750 outlets)	15 years from 24th June 2008	£37,000	FRI Rent Reviews June 2018 (not actioned) and 2023
Trolley Parking Area		Co-Op	Quarterly	£50	
¹ Area from VOA				Total: £113,980	

£113,980 per annum

The Surveyors dealing with this property are
John Barnett and Steven Grossman

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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