

Lot 34

UPDATED ONLINE VERSION
63 High Street & 2 Emberton Street,
Wolstanton, Staffordshire ST5 0ES

***Reserve below £230,000**
Gross Yield 13%
6 week completion

Side view showing entrance to Flats



SITUATION

Occupying a prominent trading position within a local parade, opposite a modern residential development and close to a **Co-Operative Food Supermarket** and a host of established traders. Wolstanton is a suburban village on the outskirts of Newcastle-under-Lyme, approximately 40 miles north-west of Birmingham.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
63a High Street (Ground Floor Shop)	Internal Width 14'7" (max) Shop & Built Depth 24'8" WC	Sensational Hair Extensions (Hair Salon)	5 years from 30th June 2018	£3,900	Internal Repairing only. Tenant's Break on or after 30/6/21 on 3 months notice. £325 Rent Deposit held.
63b High Street (Ground Floor Shop)	Internal Width 12'7" Shop Depth 20'0" Built Depth 28'9" WC	Shopover Ltd t/a The Men's Room (Barbers)	6 years from 22nd May 2017	£3,900	Internal Repairing only. Rising to £4,020 p.a. in 2019 & £4,140 p.a. in 2021
63c&d High Street (Ground Floor Double Shop)	Internal Width 21'3" Shop Depth 20'0" Built Depth 22'10" WC	C Walton (Baby's Emporium)	3 years from 16th July 2018	£5,100	FRI by way of service charge. Tenant's Break on or after 16/7/19 on 3 months notice. £325 Rent Deposit held.
2 Emberton Street (First Floor Flat)	1 Bedroom, En-suite Shower/WC, Living Room/Kitchen (GIA Approx. 440 sq ft)	Individual	6 months from 3rd October 2017	£4,500	AST Holding Over. £375 Rent Deposit held.
2a Emberton Street (Second Floor Flat)	1 Bedroom, Living Room/Kitchen, Shower/WC (GIA Approx. 470 sq ft)	Individual	6 months from 26th January 2018	£3,864	AST Holding Over.
2b Emberton Street (Rear Ground Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 625 sq ft) Outside Yard (approx. 205 sq ft)	Individual	1 year from 11th May 2018	£4,800	AST £400 Rent Deposit held.
2c Emberton Street (Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower/WC (GIA Approx. 475 sq ft)	Individual	6 months from 26th January 2018	£4,200	AST Holding Over. £350 Rent Deposit held.

Total: £30,264

Vendor's Solicitors

Simmons Stein
 Tel: 020 8731 9600 Ref: Gary Simmons
 Email: gary@simmons-stein.co.uk

£30,264 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

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