

Hanley – 20/22 Stafford Street, Staffordshire ST1 1JQ
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Hanley – 20/22 Stafford Street, Staffordshire ST1 1JQ

Freehold Shop Investment



Investment Consideration:

- Purchase Price: £170,000
- Gross Initial Yield: 10.00%
- Rental Income: £17,000 p.a.
- VAT is applicable to this property
- Town centre location
- The property is arranged on ground and one upper floor to provide a ground floor shop, presently trading as a café/restaurant, with staff ancillary and storage accommodation on the first floor above, which is accessed from an external staircase to the side
- Occupiers close by include Nationwide, Ryman, Savers, Wilko and Bonmarché, amongst many others

Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 20-22 (Ground Floor Shop with with staff ancillary and storage accommodation on the first floor)	Gross Frontage 40'8" Shop Depth 31'8" Built Depth 33'7" First Floor 845 sq ft	J Rowley (t/a Potteries Pantry)	10 years from 24th August 2016	£17,000	FRI Note 2: Break Clause 24.09.2019 and 24.08.2022
			Total	£17,000	

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Property Description:

The property is arranged on ground and one upper floor to provide a ground floor shop, presently trading as a café/restaurant, with staff ancillary and storage accommodation on the first floor above, which is accessed from an external staircase to the side.

The property provides the following accommodation and dimensions:

Ground Floor Retail/Ancillary:	122.63 sq m	(1,320 sq ft)
First Floor Ancillary:	78.50 sq m	(845 sq ft)
Gross Frontage:	12.40 m	(40'8")

Tenancy:

The shop is at present let to J Rowley t/a Potteries Pantry for a term of 10 years from 24th August 2016 at a current rent of £17,000 per annum and the lease contains full repairing and insuring covenants. The lease provides the tenant with option to determine on the 24th August 2022. The tenant did not exercise break clause in 2019.

Location:

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 Motorway (Junction 15). The property is situated on the east side of Stafford Street, close to its junction with the pedestrianised Piccadilly, in the heart of the town centre. Occupiers close by include Nationwide, Ryman, Savers, Wilko and Bonmarché, amongst many others.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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