

**REFERENCE:** 7048 – Lloyds Pharmacy Ltd, Kidsgrove



## Freehold Retail Investment Let to Lloyds Pharmacy Ltd - Kidsgrove

**ADDRESS:** 42, Market Street, Kidsgrove, Stoke On Trent, Staffordshire, ST7 4AB.

- Prominent Location.
- Let to Lloyds Pharmacy Ltd.

### LOCATION

Kidsgrove lies approximately 9 miles east of Crewe, 5 miles north of Stoke On Trent and accessible via the A500 and the A34.

### SITUATION

The property occupies a prominent trading position near to the corner of Heathcote Close and amongst such multiple as Coral and Home Bargains as well as a number of local retailers.

### DESCRIPTION

A mid terrace building comprising a Ground Floor Shop with internal access to Ancillary Accommodation on two upper floors.

### ACCOMMODATION

#### Ground Floor:

Gross Frontage - 31'0", Internal Width – 31'8" ( Narrowing to 25'6"), Shop Depth – 62'8",

Sales – 1,395 Sq. Ft. (Approx), Dispensary – 230 Sq. Ft. (Approx), Office / Store – 100 Sq. Ft. (Approx) and WC.

**First Floor:** Kitchen – 215 Sq. Ft. (Approx), Storage – 220 Sq. Ft. (Approx)

**Second Floor:** 220 Sq. Ft. (Approx)

**Total Area: 2,380 Sq. Ft. (Approx)**

### TENANCY

The entire property is let on a full repairing and insuring lease to Lloyds Pharmacy Ltd for a term of 15 years from 24 June 1998 at a rental of £15,000 p.a. exclusive.

**RENT:** £15,000 p.a.

**TENURE:** Freehold **VAT IS:** Applicable

**PRICE:** Offers in excess of £249, 500 – 5.9% Net

Suttons as agents give notice that: 1 The particulars are set out as a general outline only for the guidance of purchasers, and do not constitute an offer or contact. 2 All descriptions, dimensions, reference to condition and necessary for use, and other details are given without responsibility, and intending purchasers must satisfy themselves by inspection or otherwise. 3 No person employed by Suttons has any authority to make or give any representation or warranty whatsoever in relation to the property.