

REFERENCE: 8030 – Retail, Wolstanton



Freehold Retail & Residential Investment – Wolstanton

ADDRESS: 63 High Street and 2 Emberton Street, Wolstanton, Staffordshire ST5 0ES.

- Freehold Retail and Residential Investment.
- Prominent High Street Location.

LOCATION / SITUATION

Wolstanton is a northern suburb of Newcastle Under Lyme, with a population of about 122,030 (Approximate). The town can be accessed from the M6 motorway (Junction 15 and 16). Wolstanton's High Street (A527) is its main shopping street. The property lies opposite a Texaco stations and Londis.

DESCRIPTION

A cornet terraced part two storey building providing three self contained shops with four self contained flats above. There are 2 car parking spaces.

Unit	Accommodation	Tenant	Term	Rent
63 A High St.	Internal Width: 10'9" Shop Depth: 24'10" Sales: 267 Sq. Ft.	L Brown t/a First Impression	5 years from 8 March 2007. Tenant has been in occupation for 13 years. Annual break subject to months notice.	£3,900 p.a.
63 B High St.	Internal Width: 12'5" Shop Depth: 24'3" Sales: 301 Sq. Ft.	R J Barber	10 years from 3 February 2007, FRI with no further rent reviews.	£3,900 p.a.
63 C & D High St.	Internal Width: 21'3" Shop Depth: 18'2" Sales: 386 Sq. Ft.	H Anderson t/a Talking Therapies	5 years from 15 December 2006, FRI	£6,000 p.a.
Flat 2 B Emberton St.	1 bedroom, reception, kitchen, bathroom /WC and private patio	Individual	AST – Holding Over	£5,100 p.a.
Flat 1 C Emberton St.	Studio, reception, kitchen, bathroom /WC	Individual	AST – Holding Over.	£4,200 p.a.
Flat 2 Emberton St.	Studio, reception, kitchen, bathroom /WC	Individual	AST – Holding Over.	£4,200 p.a.
Flat 2 A Emberton St.	Studio, reception, kitchen, bathroom /WC	Vacant	Rental guarantee of 1 year at £4,200.	£4,200

RENT: £31,500

TENURE: Freehold

VAT IS: Not Applicable.

PRICE: Offers in excess of £ 400, 000 – 7.5% 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 contract. 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.