

REFERENCE: 7050 – Lloyds Pharmacy Ltd, Sneyd Green



Freehold Retail Investment Let to Lloyds Pharmacy UK Ltd – Sneyd Green

ADDRESS: 72-74 Milton Road, Sneyd Green, Stoke On Trent, Staffordshire, ST1 6HD

- Prominent Location.
- Let to Lloyds Pharmacy Ltd.

LOCATION

Sneyd Green is a suburb of Stoke On Trent which lies some 40 miles south of Manchester, close to the M6 (Junction 15 & 16)

SITUATION

The property is located within established residential area amongst a number of local traders and opposite a Nisa Supermarket.

DESCRIPTION

A terrace building comprising a Ground Floor Double Shop with separate rear access to 2 self contained flats at first floor level. There is a deep rear yard (38') which has been divided to form 2 back garden areas for the flats.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Tern	Rent	Remark
Ground Floor Double Shop	Gross Frontage : 33'3" Internal Width: 29'8" Shop Depth: 25'8" Built Depth: 49'11" Sales: 760 Sq. Ft. (Approx) Dispensary: 120 Sq. Ft. (Approx) Strong/Kitchen: 185 Sq. Ft. (Approx) WC	Lloyds Pharmacy UK Ltd.	10 years from 24 January 2000	£9,000	FRI
First Floor Flat (No 72A)	2 Rooms, Kitchen, Bathroom /WC	Individual	6 months from 20 September 2006	£2,880	AST (Holding over)
First Floor Flat (No 74A)	2 Rooms, Kitchen, Bathroom /WC	Individual	6 months from 4 December 2006	£2,880	AST (Holding over)

RENT: £14,760 p.a. **TENURE:** Freehold

VAT IS: Not Applicable

PRICE: Offers in excess of £ 260, 000 – 5.5% Net

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