

REFERENCE: 7044 – Lloyds Pharmacy Ltd, Bucknall



Freehold Retail Investment Let to Lloyds Pharmacy Ltd – Bucknall

ADDRESS: 128 – 130 Werrington Road, Bucknall, Stoke on Trent, Staffordshire ST2 9AJ

- Prominent Location
- Let to Lloyds Pharmacy Ltd.

LOCATION

Bucknall is located just 1 mile north of Stoke, enjoying easy access to the M6 (Junction 15) via the main A500 and being 32 miles south of Manchester and 40 miles north of Birmingham.

SITUATION:

Located adjacent to the Cambridge House Doctors' Surgery on this busy main road in an attractive residential area.

DESCRIPTION

A semi-detached property comprising two ground floor shops with separate side access to a self-contained flat at first floor level and the other having internal access to Ancillary Accommodation at first floor level.

ACCOMMODATION

No 128 – Ground Floor Shop: Internal Width – 16'4", Shop Depth – 36'8", Built Depth – 53'8", Sales – 600 Sq. Ft. (Approx), Dispensary – 180 Sq. Ft. (Approx), Storage / Staff – 360 Sq. Ft. (Approx)

First Floor Flat – Believed to be 3 Rooms, Kitchen and Bathroom/WC.

No. 130 – Ground Floor Shop: Gross Frontage – 28'0", Built Depth – 31'6"

First Floor Ancillary Accommodation – Not Inspected.

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 £12,500 per annum exclusive. The flat above No 128 and the entire property at No 130 are sublet.

RENT: £12,500 per annum.

TENURE: Freehold

VAT IS: Not Applicable.

PRICE: Offers in excess of £ 290,000 – 4.2% Net

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