

REFERENCE: 7046 – Lloyds Pharmacy Ltd, Longton



Freehold Retail Investment Let to Lloyds Pharmacy Ltd - Longton

ADDRESS: 22, The Strand, Longton, Stoke on Trent, Staffordshire ST3 2JH

- Prominent Location.
- Parking at rear for 4 cars
- Let to Lloyds Pharmacy Ltd.

LOCATION:

Longton is one of the main towns within the Stoke on Trent conurbation enjoying excellent road links with M6 (Junction 15 & 16)

SITUATION

The property is situated on one of Longton's retail thoroughfares, adjacent to Lloyds TSB, close to Barclays and Subway, backing on to the new retail park housing Next, Argos Extra, Carphone Warehouse, Tesco and the town's main car park, amongst a variety of local and multiple retailers including Kwik Save Ltd, Lidl and Savers and near to Longton Railway Station and the A50 dual carriageway.

DESCRIPTION

The mid terrace property comprising a Ground Floor Shop and Basement with rear parking for 4 cars.

ACCOMMODATION

Ground Floor Shop:

Gross Frontage – 22'9", Shop Depth – 42'4", Internal Width – 21'9", Built Depth – 51'8"

Sales – 620 Sq. Ft. (Approx), Dispensing – 260 Sq. Ft. (Approx), Store – 190 Sq. Ft.,

Basement:

Staff / Storage – 480 Sq. Ft. (Approx), 2 WCs

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 p.a. exclusive. The upper parts are held on a flying freehold and not included in the title being sold.

RENT: £12,500 p.a.

TENURE: Freehold

VAT IS: Applicable

PRICE: Offers in excess of £ 199, 000 – 6.1% Net

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