

Lot 18

63 High Street & 2 Emberton Street,
WOLSTANTON, Staffordshire ST5 0ES

GUIDE PRICE: £390,000



FREEHOLD INVESTMENT CONSISTING OF FOUR SHOPS AND FOUR FLATS PRODUCING £31,800 PA

This freehold investment consists of a corner terraced part two storey building, providing four shop units and four flats, all currently let and income producing. There are two parking spaces with the building and we understand that VAT is not applicable to this lot. The investment currently produces an income of £31,800 pa.

LOCATION

Wolstanton is a northern suburb of Newcastle Under Lyme and can be accessed from the M6 (Junctions 15 & 16). The A527 Wolstanton High Street is home to local traders as well as national retailers such as Lloyds Chemist, Kwik Save, Britannia and Co-op. There is a Texaco petrol station and Londis opposite.

ACCOMMODATION

63a High Street – 306 sf: Let to L Brown t/a First Impressions for 5 years from 8/3/07 at £3900pa. Tenant has been in occupation for 13 years. Annual break subject to 3 months notice.
63b High Street – 274 sf: Let to R Johnstone t/a The Mens Room for 10 years from 3/2/07 at £3900 pa. Rent reviews at years three and six with break clause at end of year five.

63c High Street – 197 sf and 63d High Street – 165 sf: Double unit let to H Anderson t/a Talking Therapies at £6000 pa for 5 years from 15/12/06 with rent review in year three and breakclause at end of year two.
1c Emberton Street: One bedroom flat let at £4200 pa on AST for 12 months from 01/03/07
2 Emberton Street: One bedroom flat let at £4200 pa on AST for 12 months from 01/02/07
2a Emberton Street: One bedroom flat let at £4200 pa on AST for 12 months from 01/03/07.
2b Emberton Street: Two bedroom flat let at £5400 pa on AST for 6 months from June 2007

TENURE

Freehold.

POPULATION & EMPLOYMENT

The last recorded figures show an employment rate in the area of 72% with a local population of 122,000.

VENDORS SOLICITORS

Mr.U.Radia
Irvings Solicitors
Scottish Provident House, 76/80 College Road,
Harrow, Middlesex HA1 1BQ
0208 427 6600

STARTING BID	NOTES
FINAL BID	

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■