

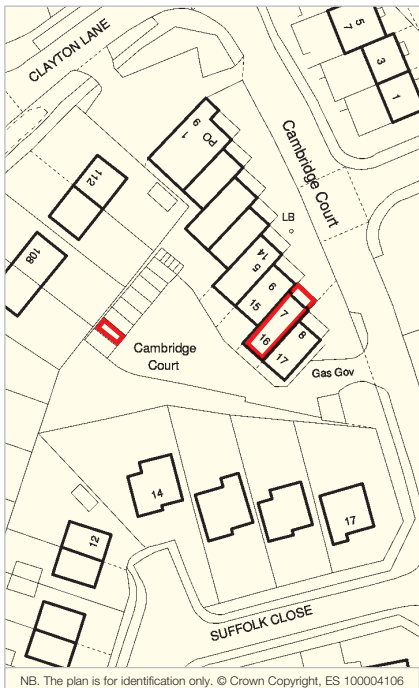
Newcastle-Under-Lyme

7 & 16 Cambridge Court Clayton Staffordshire ST5 3DA

- Freehold Shop and Residential Investment
- Shop with self-contained flat above and garage
- Overriding lease of whole
- Asset Management opportunity
- Reversion 2014
- Current Rent Reserved
£8,250 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Newcastle-under-Lyme, with a population of some 74,000, is situated 40 miles south of Manchester and 40 miles north-west of Birmingham and directly adjoins the city of Stoke-on-Trent. The town benefits from close proximity to the M6 (Junctions 15 & 16) and the A50 which provides access to the M1 (35 miles east).

The property is situated in a predominantly residential suburb to the south of the town centre, accessed via the A519 main road and forms part of a local parade.

Occupiers close by include a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop and a flat above comprising 3 rooms, kitchen and bathroom. The property benefits from a single garage to the rear.

The property provides the following accommodation and dimensions:

Ground Floor 56.70 sq m (610 sq ft)
First Floor Flat comprising 3 Rooms, Kitchen and Bathroom
Single Garage

NB. Not inspected by Allsop. Area taken from VOA (www.voa.gov.uk) and information provided by Receivers.

Tenancy

The entire property is at present let to P PLANT & H PLANT (t/a Mellors Oatcakes) for a term of 15 years from 29th September 1999 at a current rent of £8,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor B Holland Esq, TLT Solicitors. Tel: 0117 917 7777 e-mail: briony.holland@tltsolicitors.com