

# Stoke-on-Trent

## Unit 2

### Victoria Road

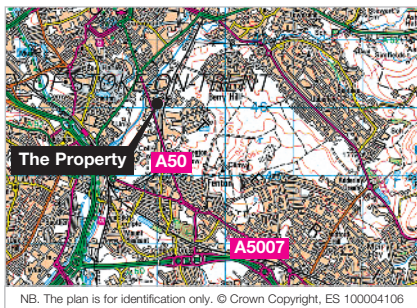
### Fenton

### ST4 2HS

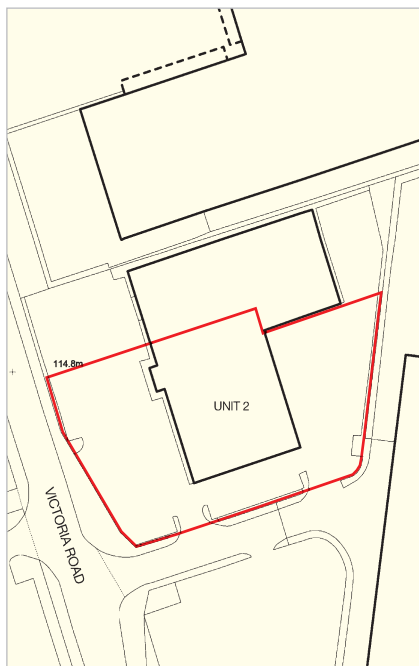
- Well Located Freehold Retail Warehouse Investment
- Let to Halfords Limited
- Lease expiry 2024 (1)
- Established retail warehouse location
- Rent Review 2019
- VAT not applicable
- Current Rent Reserved  
**£98,600 pa**

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

**allsop**



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**Tenure**  
Freehold.

#### Location

The city of Stoke-on-Trent has a population in excess of 266,000 and is a major employment centre located midway between Birmingham and Manchester immediately adjacent to the M6 motorway (Junction 15). The city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910. Fenton is located approximately 1 mile east of Stoke-on-Trent Mainline Station.

The property is situated on the northern side of Fenton in a mixed industrial and retail area on Victoria Road which provides a direct link to the A5 dual carriageway.

Ravenside Retail Park is located opposite and is occupied by Dunelm Mill, Eurocarpets and Pure Gym. Other nearby occupiers include McDonalds, Gala Bingo, Esso, Asda, Wickes, Aldi, JCB and Poundstretcher amongst others.

#### Description

The property is arranged to provide a single storey retail warehouse, which benefits from a mezzanine floor, which we believe is a tenants improvement. The unit is subdivided to provide a retail store and autocentre with 6 service bays to the side of the property. The property benefits from forecourt car parking and loading areas to the rear.

The property provides the following accommodation and dimensions:  
**Ground Floor** 1,055.6 sq m (11,363 sq ft)

#### Tenancy

The entire property is at present let to HALFORD LIMITED for a term of years from 2nd October 2012 and expiring 24th February 2024 (1) at a current rent of £98,600 per annum (2). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) Subject to a tenant's break clause on 25th February 2019.

(2) There is a 12 month rent free period expiring on 24th March 2015 which the Receivers will top-up from completion until expiry of the rent free period.

#### Tenant Information

Website Address: [www.halfords.com](http://www.halfords.com)

For the year ended 29th March 2013, Halfords Limited reported a turnover of £745.5m, a pre-tax profit of £75.5m and shareholders' funds and a net worth of £481.4m. (Source: riskdisk.com 25.02.2014)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://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** Berwin Leighton Paisner LLP. Contact: Ryan Francis-Williams. Tel: 0203 400 1000. e-mail: [ryan.francis-williams@blplaw.com](mailto:ryan.francis-williams@blplaw.com)

LOT 23



LOT 23

