

For sale

35 Derby Street
Leek
Staffordshire
ST13 6HU

- * Ground floor
- * 10 year lease
- * Let to Bestway Retail Ltd
t/a Bargain Booze
- * 8+ Years until expiry
- * Rent of £28,000 per annum
- * Inviting offers in the region of
£310,000
- * Net Initial Yield of 8.73%



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Significant investment opportunity

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- 10 year lease
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Location

The property is situated close to the pedestrianised area of Leek Town Centre which has a residential population of some 20,768 people (Census 2011).

Leek is a market town within the Staffordshire Moorlands and the administrative centre. It has a regular cattle market and the town is well placed for Alton Towers, one of the largest tourist attractions in the County, as well as being 10 miles north east of the Stoke-On-Trent conurbation and 13 miles south of Macclesfield Town Centre.

There is also good access to Buxton and the Peak District National Park.

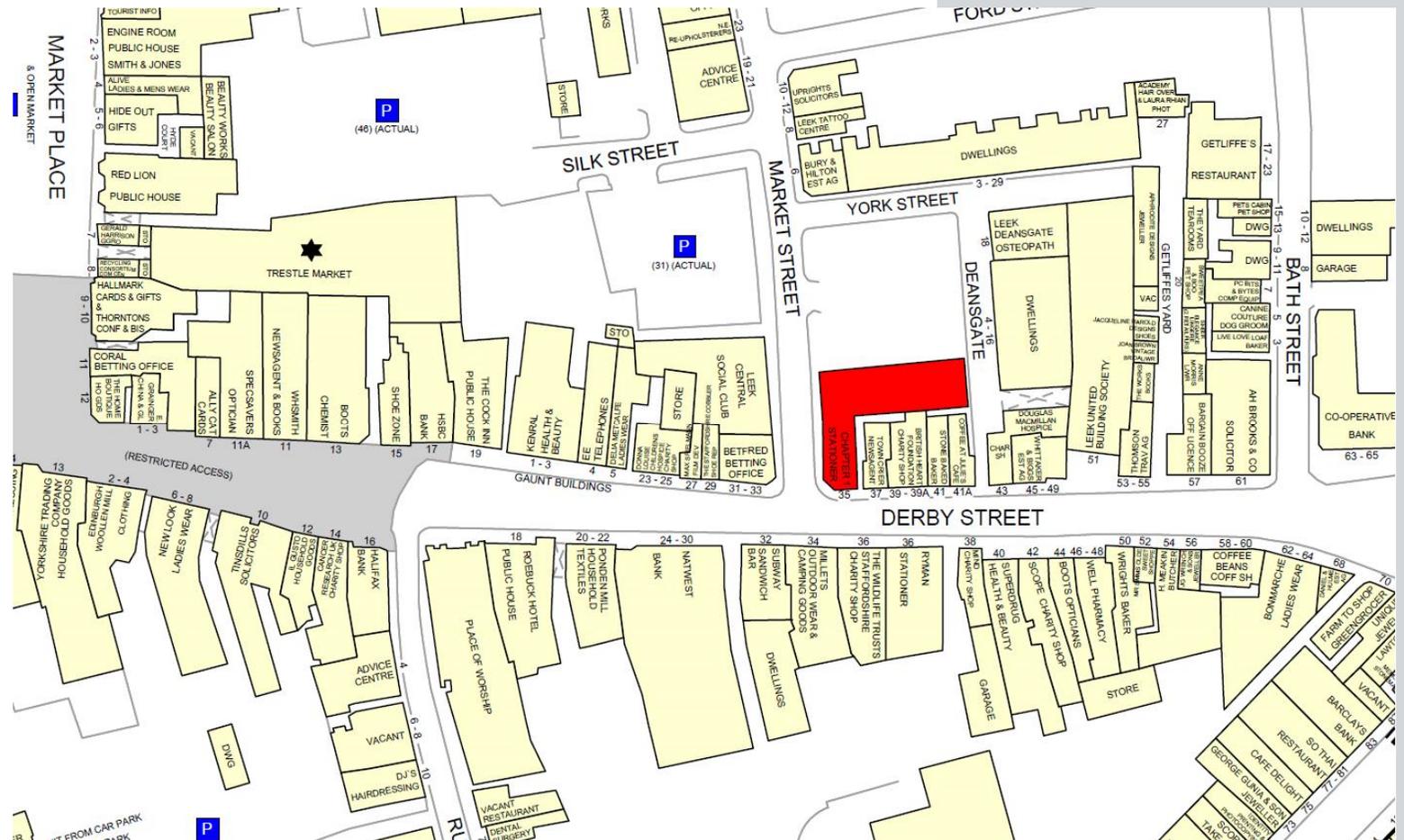
Plans are afoot to build a new station roughly half a mile south of the original, as part of bigger plans to develop the area of Leek as a tourist attraction. The re-introduction of a railway service is being directed under the "Reconnect Leek" banner and forms part of proposals to reopen the Stoke - Leek line which survived as a goods only line to serve the former sand quarry at [Oakamoor](#).

Nearby occupiers including Millets, Ryman, WH Smith, Boots Opticians, Boots Chemist, Superdrug, HSBC, Halifax, NatWest, Betfred, Coral and many more.

Situation

The subject property is situated on Derby Street in the Town Centre of Leek. The property has access to the pedestrianised area including the main square with the outdoor weekly market.

Nearby occupiers including Millets, Ryman, WHSmith, Boots Opticians, Boots Chemist, Superdrug, HSBC, Halifax, NatWest, Betfred, Coral and many more.



Ryman

WHSmith

Superdrug





Tenancy

The property is let to Bestway Retail Ltd (t/a Bargain Booze) on a 10 year, effectively FRI lease from November 2017 at a passing rent of £28,000 per annum.

The lease is subject to a Tenant Break Option in the 5th year.

The tenant has obtained a late night alcohol license on the premises.

Bestway Retail Ltd (Company Number: 04103203) in their most recent accounts, reported a turnover of £80m, generating a **gross profit of £9m**. The company is reported as having a CreditSafe rating of 56 which represents a 'low risk' credit rating.

Tenure

We understand that the property is held as part of the freehold under Title Number SF430066.

Accommodation

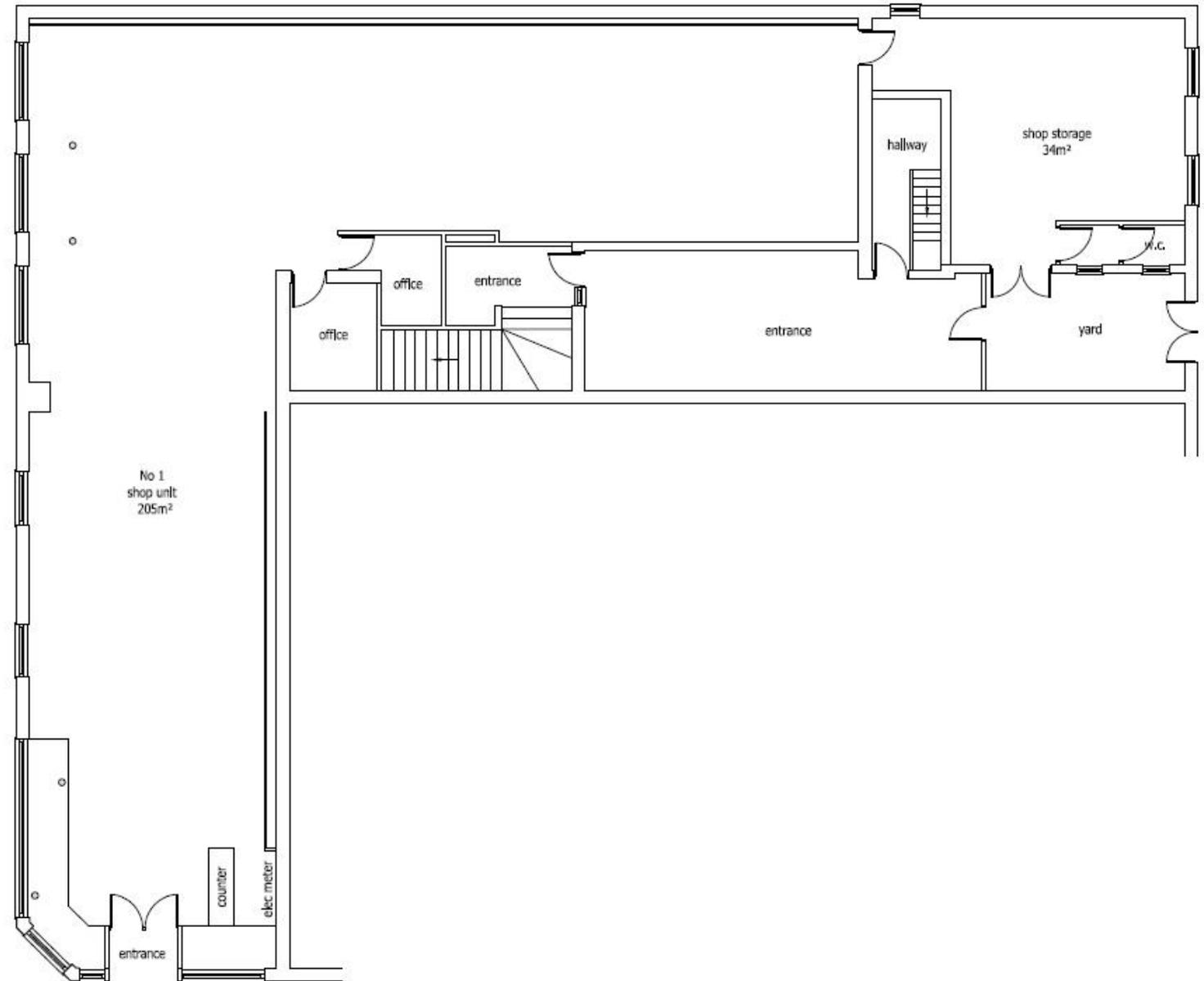
The property comprises a ground floor retail premises, which measures to approximately 2,558 sq ft.

Business Rates

We understand that the ground floor is assessed for rating purposes as follows:

- Rateable Value: £27,000

Interested parties should make their own enquiries to verify this information.



Energy Performance Certificate

The property has an EPC rating of E (107).

Energy Performance Certificate HM Government
Non-Domestic Building

35 Derby Street
LEEK
ST13 6HU

Certificate Reference Number:
0260-4986-0356-3160-8004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 107 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 532
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 84.11
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
72 If typical of the existing stock

VAT

All prices and rents quoted are expressed exclusive of VAT.

Proposal

Offers are invited in the region of £310,000, reflecting a Net Initial Yield of 8.73%.

Further Information

A pack of further information including leases, title documents, EPC's will be provided to interested parties upon request.

Viewing

All viewings are to be undertaken by prior arrangement through Avison Young or AMCO Commercial, acting as joint agents.

For further information please contact:

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Sholom Cohen

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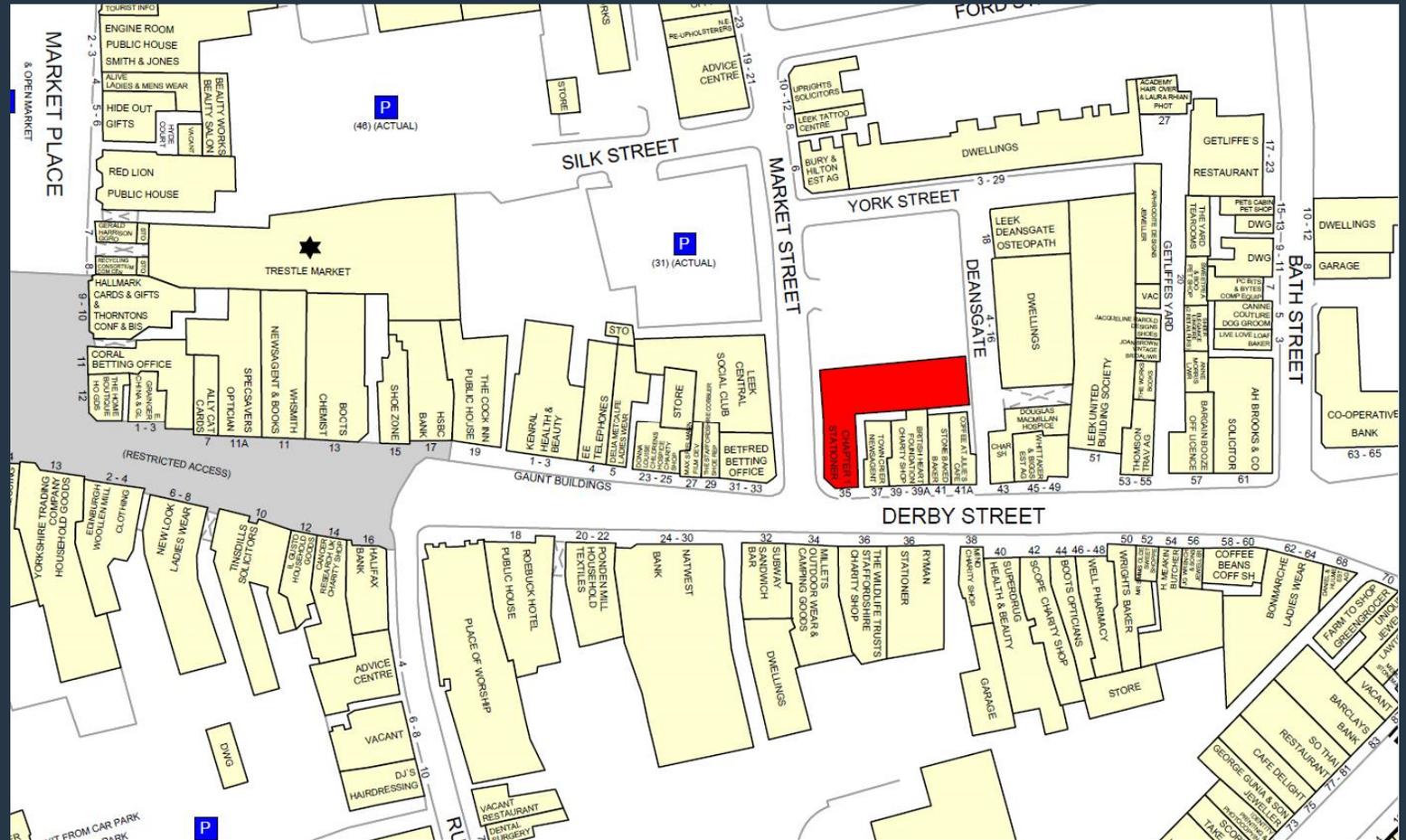
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