

GUIDE PRICE
£360,000

BIDDING DEPOSIT
£6,000

ONLINE AUCTION
29th September 2020
Unless sold prior

IN ASSOCIATION WITH

PK3
AGENCY



one|stop

4/6 High Street, Chasetown, Burntwood, Staffordshire WS7 3XF

– Secure convenience store and residential investment opportunity

Bid1.

Digital Property Auctions

Property Summary

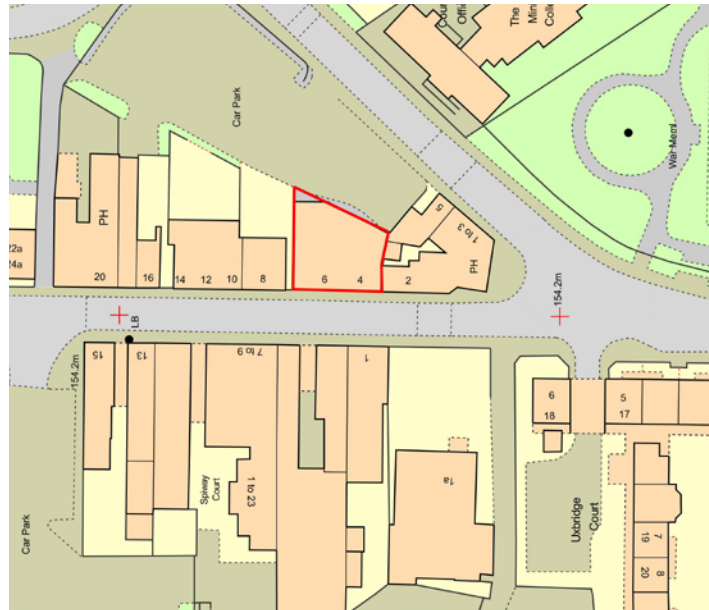
- Convenience store and residential investment
- Very busy local area with densely populated residential and student accommodation
- 1,981 sq ft ground floor supermarket and separate 3 bedroom flat above
- Freehold
- Let to One Stop Stores Limited (D&B 5A1 – Turnover £1.14bn)
- 15 years with effect from 14 July 2008, expiring 13 July 2023 (3 years unexpired)
- Current rent of £25,000 per annum (£12.61 psf)
- 3 bedroom flat let on an AST for £6,300 per annum (£525 pcm)
- Total income £31,300 per annum
- Good SIPP purchase opportunity

Location

Chasetown is a village in the town of Burntwood in Staffordshire, England.

It is split between the civil parishes of Burntwood and Hammerwich. Burntwood is a suburban town of the Lichfield District in Staffordshire, England, approximately 15 miles north of Birmingham, 2 miles north of Brownhills, 5 miles west of Lichfield and 5 miles east of Cannock.

The town had a population of 43,623 at the time of the 2020 census and is well served with excellent communications lying 500 metres north of the M6 Toll motorway (junction T6) and its junction with the A5.



Situation

The property is situated on the east side of High Street, close to the junction of Queen Street in the town centre. There is a public car park to the rear.

Description & Accommodation

The property comprises a traditional brick construction retail unit beneath a pitched tiled roof. The shop is arranged on ground floor and provides 1,981 sq ft (GIA).

The ground floor benefits from customer entrances from both High Street and the public car park at the rear.

The first floor comprises a self-contained three bedroom flat.

EPC

The property has an Energy Performance Certificate rating of C65.



Tenancy

The ground floor is let to One Stop Stores Limited on an FRI lease for a term of 15 years with effect from 14 July 2008, expiring 13 July 2023 (3 years unexpired). The current rent of £25,000 per annum (£12.61 psf) is not subject to further review.

The property is 2 miles from One Stops UK HQ in Brownhills.

The separately accessed upper floor 3 bedroom flat is let on an AST for £6,300 per annum (£525 pcm).

Tenure

The property is held Freehold (Title Number: SF132317).

Covenant status



One Stop Stores Limited (Company Number: 02462858) is one of the country's leading convenience retail brands and is a wholly owned subsidiary of Tesco PLC.

They trade from 850 stores around the country employing over 10,000 staff.

A summary of One Stop Stores Limited recent accounts is set out below:

One Stop Stores Limited	23 Feb 2019	24 Feb 2018	25 Feb 2017
Turnover	£1,142,894,000	£1,068,992,000	£1,011,260,000
Pre-Tax Profit	£28,834,000	£20,141,000	£18,815,000
Shareholder Funds	£257,456,000	£244,177,000	£232,766,000



Guide Price

£360,000

VAT

VAT Not Applicable

Planning Authority

Lichfield District Council (01543
308174) www.lichfielddc.gov.uk

Viewing

Strictly by appointment

one|stop



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