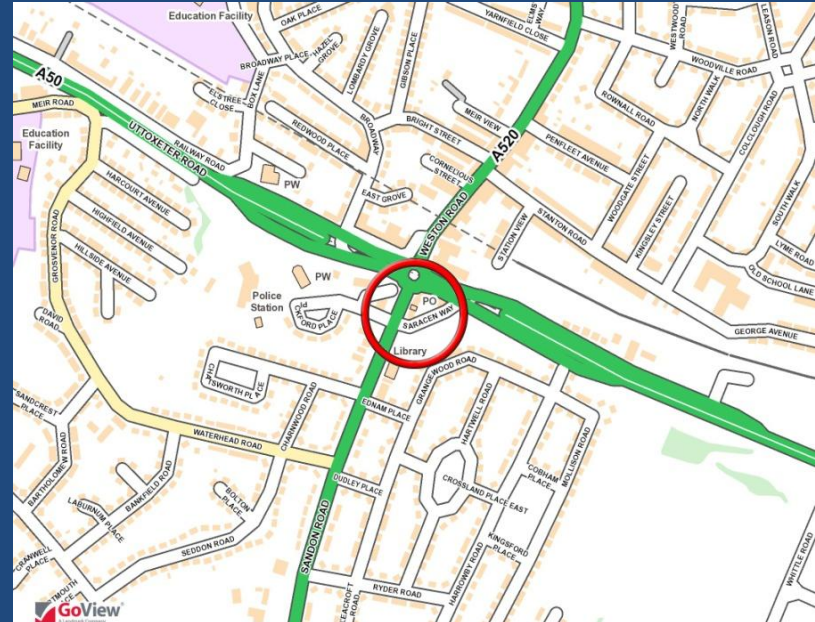
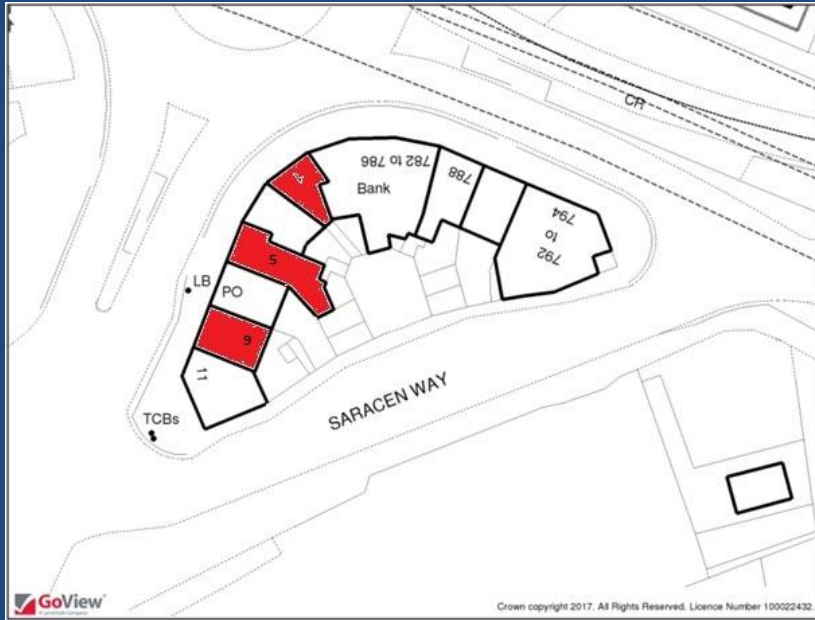


**FOR SALE**

Three High Yielding Retail Investments



1, 5 & 9 Sandon Road, Meir, Stoke on Trent, ST3 7DT



## INVESTMENT SUMMARY

- Freehold.
- Ideal SIPP purchase.
- Busy location.
- Available individually or as a whole.
- High yielding.
- **£150,000** total price.
- **10.46%** net initial yield – with imminent rent review.
- No VAT.

## LOCATION

Meir is a suburb of Stoke on Trent, Staffordshire situated between Longton and Blythe Bridge. Longton town centre is 2 miles to the west and Blythe Bridge is 1 mile to the east.

The three properties are part of an established parade of mixed use shops in a prominent and busy location at the junction with Sandon Road (A520) and Uttoxeter Road (A50). The busy A50 connects the Stoke on Trent conurbation with the East Midlands cities of Derby and Nottingham.

The Meir Primary Care Centre is opposite.

1, 5 & 9 Sandon Road, Meir, Stoke on Trent, ST3 7DT



### SITUATION

The three properties are prominently situated in an established parade of mixed use shops where occupiers within the parade include Well Pharmacy, Jack's Piri Piri Chicken, The Hair Lab, Meir News Agency, Rogers Barbers Shop, Broadway Cafe and Meir Mini Market. Also in the near vicinity are KFC, Corals and Co-op Food.

### DESCRIPTION

The properties comprise three individual two storey shop units with rear access. They are of traditional brick construction with predominantly pitched tiled roofs.

The properties benefit from separate access at the rear from Saracen Way.

### ACCOMMODATION

#### 1 Sandon Road

Ground Floor Sales	233 sq ft	21.64 sq m
First Floor Ancillary	294 sq ft	37.31 sq m
<b>TOTAL</b>	<b>527 sq ft</b>	<b>58.95 sq m</b>

#### 5 Sandon Road

Ground Floor Sales	600 sq ft	55.74 sq m
First Floor Sales/Salon	213 sq ft	19.79 sq m
First Floor Ancillary	177 sq ft	16.44 sq m
<b>TOTAL</b>	<b>990 sq ft</b>	<b>91.97 sq m</b>

#### 9 Sandon Road

Ground Floor Sales	454 sq ft	42.18 sq m
First Floor	388 sq ft	36.05 sq m
<b>TOTAL</b>	<b>842 sq ft</b>	<b>78.23 sq m</b>

1, 5 & 9 Sandon Road, Meir, Stoke on Trent, ST3 7DT

## TENURE

The properties are freehold.

## LEASES

Property	Tenant	Lease Term	Rent	Comments
1 Sandon Road Cafe	Thomas Oldfield and Lindsey Edwards	5 years from 12.05.2017	£4,250 pa	FR & I
5 Sandon Road Barbers	Peter Roger Machin and Pauline Susan Machin	10 years from 25.12.2012	£6,250 pa subject to rent review 25.12.2017	FR & I
9 Sandon Road Newsagents	Samina Yaqoob	10 years from 29.09.2011	£5,500 pa	FR & I

## RENTAL INCOME

The total rental income is **£16,000 per annum**

## EPC's

EPC's are available on request.

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## VAT

The properties are not elected for VAT.

## PROPOSAL

The properties are available as a whole at a price of **£150,000** or individually at the following prices:-

1 Sandon Road - **£40,000**

5 Sandon Road - **£60,000**

9 Sandon Road - **£50,000**

At which price a purchase would provide an average net initial yield of **10.46%** after allowing for purchasing costs at 2%.

## INFORMATION

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**SUBJECT TO CONTACT AND EXCLUSIVE OF VAT**  
**DATE PREPARED : DECEMBER 2017**

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