



4 **43 KING STREET**
STOKE-ON-TRENT ST4 3LZ

christopher | 20
property investment | dee... | years
est. 1999



4 43 KING STREET

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HARD SURFACED OPEN STORAGE AREA WITH
SECURE PALISADE PERIMETER FENCING



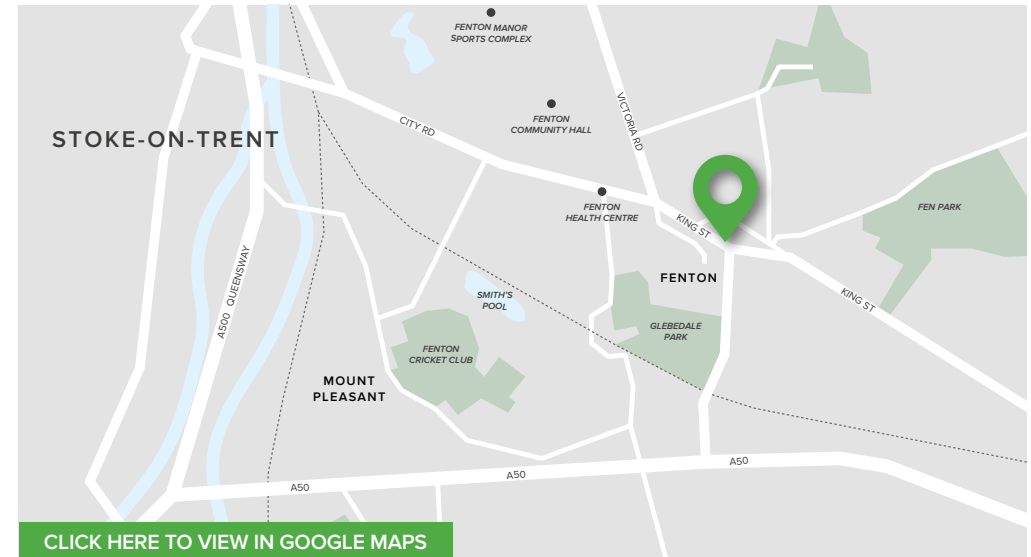
LOCATION

The property is located in Stoke-On-Trent, Staffordshire in the area known as Fenton to the east of the city centre. The city has a population of more than 261,000 growing to 1,126,000 in the wider county.

The site itself is situated on a busy roundabout connecting King Street and the A50, the primary thoroughfare roads through Fenton. Journeys by car to Stoke Railway Station take just 5 minutes, and the A50 provides a direct connection to the M6.

The site is surrounded by industrial and residential uses, as well as a significant retail presence with occupiers such as KFC, JTF and The Range. The site's prominent position makes it suitable for a variety of potential alternative uses including A3 Drive Thru and trade counter schemes (STP).

THE PROPERTY SITS
ON A SITE OF
C. 1.81 ACRES
(0.438 HECTARES)



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DESCRIPTION

The tenanted portion of the site comprises a hard surfaced (tarmacadam) open storage area with secure palisade perimeter fencing totaling 0.731 acres (0.296 hectares). The tenant has erected multiple temporary portakabin structures as part of their ongoing operations.

There is a further strip of land to the eastern boundary of the site, which falls under the existing freehold title but is not demised to the tenant. The site is currently vacant development land totaling 0.35 acres (0.142 hectares), and sits opposite a row of semidetached and detached houses. The site therefore comprises a total site area of c. 1.81 acres (0.438 hectares).



COVENANT



Portakabin Limited (Company Number: 685303) are a modular building firm that have been in operation for over 50 years and operate across seven countries employing over 1,750 people.

A summary of the company's latest accounts are provided below:

Year Ending	31st December 2017	31st December 2016	21st December 2015
Turnover	£281,400,000	£300,300,000	£364,300,000
Pre-Tax Profit (Loss)	£51,800,000	£38,200,000	£49,700,000
Shareholders Funds	£243,853,000	£216,966,000	£175,539,000

TENURE

The property is held freehold.



TENANCY & ACCOMMODATION

The property is let on in accordance with the tenancy schedule below on FRI terms:

UNIT	TENANT	AREA	LEASE START	TERM	LEASE EXPIRY	RENT REVIEW	RENT (PER ANNUM)	RENT (PER ACRE)	ERV (PER ANNUM)	COMMENTS
43 King Street	Portakabin Ltd	0.731 acres	01/12/2017	10	30/11/2027	01/12/2022	£33,000	£45,143	£34,500	5 yearly upward only rent review in line with uncapped RPI (all items). ERV assumes 3% RPI from lease start to today (date at publication). The area shaded Blue is sold with Vacant Possession with scope for re-development subject to planning.
Total / Average		0.731 acres					£33,000	£45,143	£34,500	

AWULT to Expiry: 8.55