

Leek - 11 Market Place and 5 Derby Street, Staffordshire ST13 5HH  
Freehold Grade II Listed Retail Investment



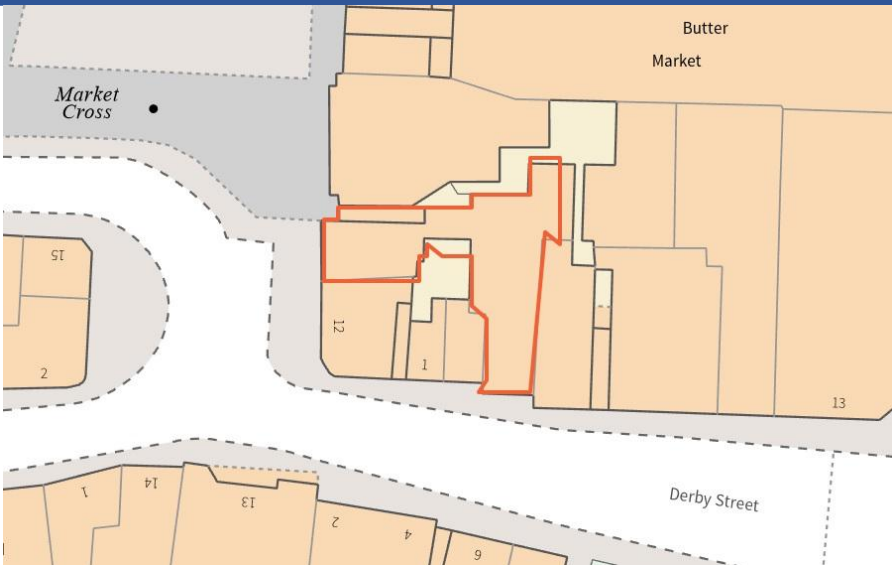
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### Investment Consideration:

- Purchase Price: £200,000
- Gross Initial Yield: 9.75%
- Rental Income: £19,500 p.a.
- VAT is NOT applicable to this property
- Grade II Listed building comprising betting shop at ground floor and basement with self-contained office accommodation above (sold-off)
- Property benefits from frontage on Market Place and Derby Street
- Retail unit has traded as Coral since at least 2010
- Nearby occupiers include Boots, Superdrug, Specsavers, Wilko and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 11 & No. 5 (Ground Floor)	Ground Floor: 116.50 sq m (1,253 sq ft) Open plan retail, Office, WCs Basement: 53.50 sq m (575 sq ft) Ancillary	Ladbrokes Betting & Gaming Limited*	5 Years from 1 February 2022	£19,500	Note 1: FRI Note 2: No breaks
No. 11 & No. 5 (First/Second Floor)	Office Accommodation	SAE Property Limited	999 Years from 24 June 2017	Peppercorn	Note 1: FRI

\*Note - Ladbrokes Betting & Gaming Limited (incorporated in 1963) employs more than 15,000 people in six countries and is one of the world's leading gaming and betting enterprises

Total £19,500



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### Property Description:

Grade II Listed building comprising ground floor betting shop with a frontage to Market Place and Derby Street with ancillary accommodation at basement. The upper floors consist of self-contained office accommodation which has been sold-off on long leasehold.

The property provides the following accommodation and dimensions:

Ground Floor: 116.50 sq m (1,253 sq ft)

Open plan retail, Office, WCs

Basement: 53.50 sq m (575 sq ft)

Ancillary

First/Second Floor: Office Accommodation (sold-off)

### Tenancy:

The retail shop is at present let to Ladbrokes Betting & Gaming Limited for a term of 5 years from 1<sup>st</sup> February 2022 at a current rent of £19,500 per annum and the lease contains full repairing and insuring covenants.

The first/second floor office has been sold-off on long leasehold for a term of 999 Years from 24<sup>th</sup> June 2017 at a ground rent of peppercorn.



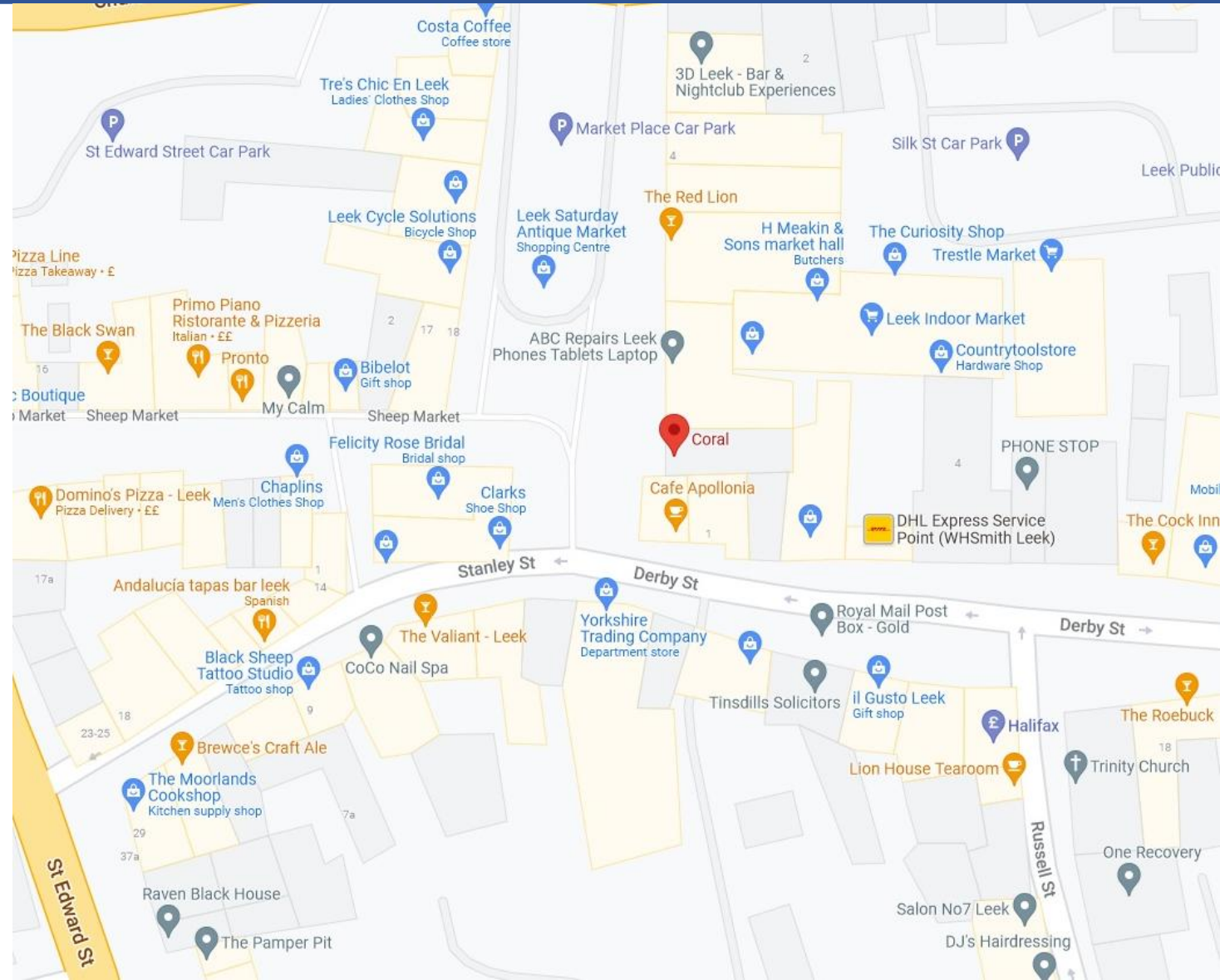
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### Location:

Leek is a market town and civil parish in the county of Staffordshire, England, on the River Churnet. It is situated about 10 miles north east of Stoke-on-Trent. It is an ancient borough and was granted its royal charter in 1214. It is the administrative centre for the Staffordshire Moorlands District Council. The town of Leek is served by First Potteries. There is a generally hourly service on route 18 to Hanley and 16 on an alternative route via Cellarhead. There are also bus services to the nearby towns of Buxton and Macclesfield. The property is located in the heart of the town centre with nearby occupiers including Boots, Superdrug, Specsavers, Wilko and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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