

Newport - 50-56 High Street, Shropshire TF10 7AQ
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Newport - 50-56 High Street, Shropshire TF10 7AQ

Freehold Retail Investment



Investment Consideration:

- Purchase Price: £695,000
- Gross Initial Yield: 7.34%
- Rental Income: £51,000 p.a.
- Tenant in occupation since 1935
- VAT is applicable to this property
- No.54 High Street Grade II Listed
- Comprises part two, part three storey retail premises trading as Boots Pharmacy
- Future residential development potential subject to vacant possession and planning
- Nearby occupiers include B&M (adjacent), Waitrose, Nationwide (opposite), Costa Coffee, Subway and a number of local traders.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 52-56 (Ground, First, Second Floor)	Ground Floor: 384.53 sq m (4,139 sq ft) Basement: 45.62 sq m (491 sq ft) First Floor: Not inspected Second Floor: Not inspected	Boots UK Limited	5 Years from 10 June 2022	£51,000	Note 1: FRI Note 2: No breaks Note 3: Tenant in occupation since 1935
Total				£51,000	

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Property Description:

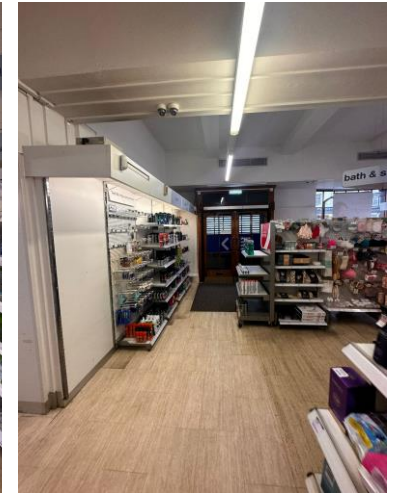
The property comprises part two, part three storey retail premises with rear single storey extension, providing the following accommodation and dimensions:

Ground Floor: 384.53 sq m (4,139 sq ft)
Basement: 45.62 sq m (491 sq ft)
First Floor: Not inspected
Second Floor: Not inspected

Future residential development potential subject to vacant possession and obtaining the necessary consents.

Tenancy:

The property is at present let to Boots UK Limited for a term of 5 years from 10th June 2022 at a current rent of £51,000 per annum and the lease contains full repairing and insuring covenants. No breaks. Tenant in occupation since 1935.



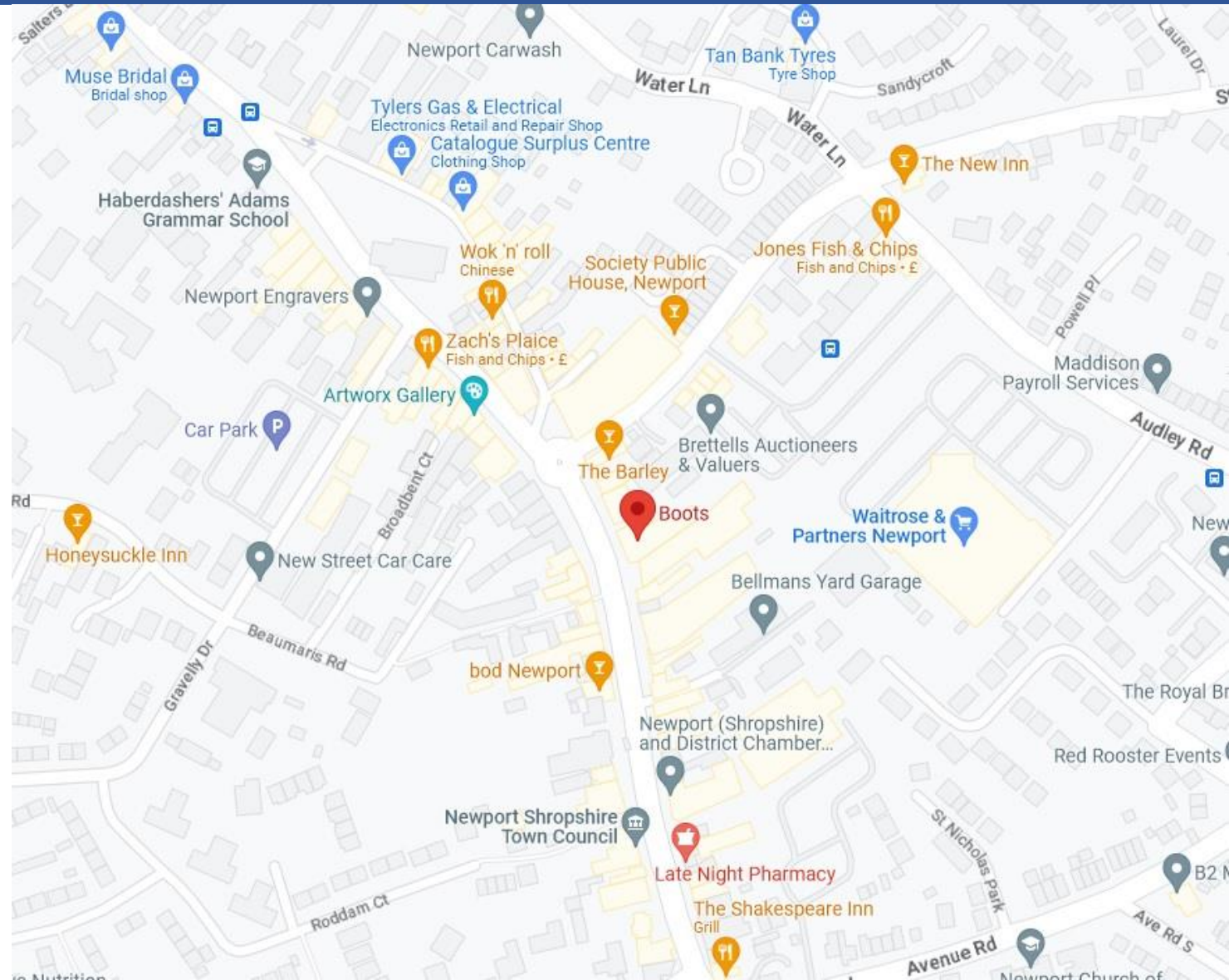
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Location:

Newport is an attractive Shropshire market town located some 10 miles north east of Telford and 18 miles east of Shrewsbury. The Town is midway between the M6 (junctions 13 and 14) and the M54 (junctions 5 and 6) on the intersection of the A 518 and A41. Harper Adams University campus is approximately 2 miles to the north-west of the town. The property is situated on the eastern side of the High Street. Occupiers close by include B&M (adjacent), Waitrose, Nationwide (opposite), Costa Coffee, Subway and a number of local traders.



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Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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