

Lot 6

£45,500 per annum exclusive

Co-op, Main Road, Cardross, Dumbarton G82 5PD Heritable Index-Linked Supermarket Investment



Key Details

- Let to Co-operative Group Food Limited until 2032 (no breaks)
- Five yearly CPI linked rental increases (minimum 1% p.a. and maximum 3% p.a. compounded)
- Recently redeveloped supermarket
- Affluent Glasgow commuter location

Location

Miles: 24 miles west of Glasgow
3 miles west of Dumbarton
4 miles east of Helensburgh

Roads: M8, A82, A814

Rail: Cardross Railway Station

Air: Glasgow International Airport

Situation

Cardross is an affluent Glasgow commuter location, just 24 miles north-west of Glasgow. Cardross benefits from excellent communications, being situated on the A814 trunk road which leads to the A82, M8 and Glasgow City Centre. Cardross railway station provides a direct approximate journey time to Glasgow Queens Street station of 30 minutes. The property is located in a prominent corner position at the junction of Main Street and Barrs Road, within a densely populated residential area.

Description

The property, a recently redeveloped former hotel with a newly constructed extension, comprises a ground floor local supermarket with a residential flat on the first floor which is not included in the sale.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	288 sq m (3,100 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (1)	15 years from 10/04/2017 until 09/04/2032 on a full repairing and insuring lease (2)	£45,500	10/04/2022 and five yearly (3)
Total					£45,500	

- (1) The Co-operative is the UK's fifth largest food retailer, with over 2,500 stores (www.co-operative.coop). For the year ending 2nd January 2016, Co-operative Group Food Limited reported a turnover of £6,475,500,000, pre-tax profits of -£429,600,000 and a total net worth of £1,385,500,000 (Source: Experian Group 08/11/2017).
- (2) The tenant has an option to extend the lease for a further 10 years at expiry in 2032.
- (3) The rent reviews are five yearly and linked to the Consumer Price Index (CPI), with a minimum of 1% per annum and a maximum of 3% per annum compounded.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Seller's Solicitors: Peterkins, Robertson and Paul Solicitors
David Morris
+44 (0)141 331 1050
davidmorris@prp-legal.co.uk