Cumbria LA7 7QJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Convenience Store Investment with Vacant Former Residential Above

www.acuitus.co.uk

Cumbria LA7 7QJ





Property Information

Freehold Convenience Store Investment with Vacant Former Residential Above Convenience Store let to Alliance Property Holdings Limited (t/a

- New 10-year lease from November 2023 (subject to option)
- Includes a Post Office
- Large vacant upper floors
- Nearby retailers include Rowlands Pharmacy and an eclectic mix of local retailers

Lot	Auction

Morrisons Daily) - a part of Morrisons Group

13th December 2023

Rent

£15,000 per Annum Exclusive plus large vacant former flat

Sector

High Street Retail/Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 7 miles south of Kendall, 14 miles north of Lancaster

Roads A6, A65, A590, M6 (Junction 36)

Rail Arnside Train Station

Air Manchester Airport

Situation

The property is situated on south side of The Square, in the heart of Milnthorpe. Nearby retailers include Rowlands Pharmacy and an eclectic mix of local retailers.

Tenure

Freehold

Description

The property comprises a convenience store (including a Post Office) arranged on the ground and part first floors with a large former flat arranged on the part first and second floors, offered vacant.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Part First	Retail/Ancilary Ancillary	129.00 71.70	(1,388) (771)	ALLIANCE PROPERTY HOLDINGS LIMITED (2) (t/a Morrisons Daily)	10 years from 15/11/2023 (3)	£15,000	15/11/2028
Part First Second	Residential - 8 rooms, kitchen, bathroom	-	(-)	VACANT	-	-	-
Total Commercial Area		200.70	(2,159)			£15,000	

⁽¹⁾ Areas are provided by VOA (www.gov.uk/find-business-rates)

⁽²⁾ In May 2022, Morrisons took over McColl's Retail Group when the business and assets were sold to Alliance Property Holdings Limited who are a part of Morrisons Group and McColl's largest supplier. The sale included 1,100 convenience stores across the UK.

⁽³⁾ The lease is subject to a tenant only option to determine on 14/11/2028.

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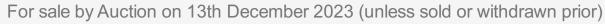




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