

Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham, Nottinghamshire NG13 8AW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham, Nottinghamshire NG13 8AW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Property Information

Freehold Ground Rent Investment

- Let to Aldi Stores Limited until 2140 (Subject to Option)
- 5 yearly Upward Only Rent Reviews linked to Retail Price Index, Subject to a minimum of 1% and a maximum of 2.5% per annum compounded
- Approximate site area of 0.37 Ha (0.93 Acres)
- Includes a modern supermarket of approximately 1701 sq m (18,317 sq ft) and Car Park

Lot

13

Auction

15th May 2025

Rent

£86,323 per Annum Exclusive
(3)

Sector

Supermarket/Convenience,
Ground Rent, Car Park

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

Approximately 8 miles from Nottingham City Centre, 27 miles from Derby and 28 miles from Leicester

Roads

A52, A46, A6097

Rail

Bingham Rail Station

Air

East Midlands Airport

Situation

Bingham is an attractive Market town situated some 8 miles east of Nottingham City Centre. The property is situated in a prominently residential area, on the north side of Nottingham Road, at its junction with Harvest Close.

Tenure

Freehold.

EPC

Band A

Description

The property comprises a regular and level site of approximately 0.37 Hectares (0.93 Acres) upon which Aldi has constructed a substantial modern supermarket building and a 30 space Car Park.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

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.

Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham, Nottinghamshire NG13 8AW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Supermarket and Car Park	1,701.70 (4)	(18,317) (4)	ALDI STORES LIMITED (CRN:02321869) (1)	125 years from 07/08/2015 until 2140 (2)	£86,322 (3)	07/08/2025 and 5 yearly (3) (06/08/2140)
Total Approximate Floor Area	1,701.70 (4)	18,317 (4)			£86,322 (3)	

(1) For the year ending 31st December 2020 Aldi Stores Limited (CRN:02321869) reported a Turnover of £17,887,909,000., Pre Tax Profits of £536,720,000., and Net Assets of £3,295,069,000.. (Source: Group Strategic Report, Directors Report and Consolidates Financial Statements as published at Companies House).

(2) The lease provides for a Tenant Option to Determine the lease on the 7th August 2035 and every 5th year thereafter subject to serving 12 months written notice. In the event that the tenant determines the lease the Freehold has a right to retain the building and benefit directly from the occupational rent.

(3) The lease provides for the rent to be reviewed every 5th year linked to the Retail Price Index annually compounded, but subject to a minimum increase of 1% per annum and a maximum of 2.5% per annum as detailed in Schedule 3 of the lease. Using the RPI index for January 2025, the rent will rise to a minimum of £86,322.91 p.a.x in August 2025.

The Seller will pay the Buyer the difference between the current rent reserved of £77,430 per annum exclusive and £86,322.91 per annum exclusive from completion of the sale until 7th August 2025. Therefore the property will produce a minimum of £86,322.91 per annum exclusive from completion of the sale.

(4) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10260798000>)

**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



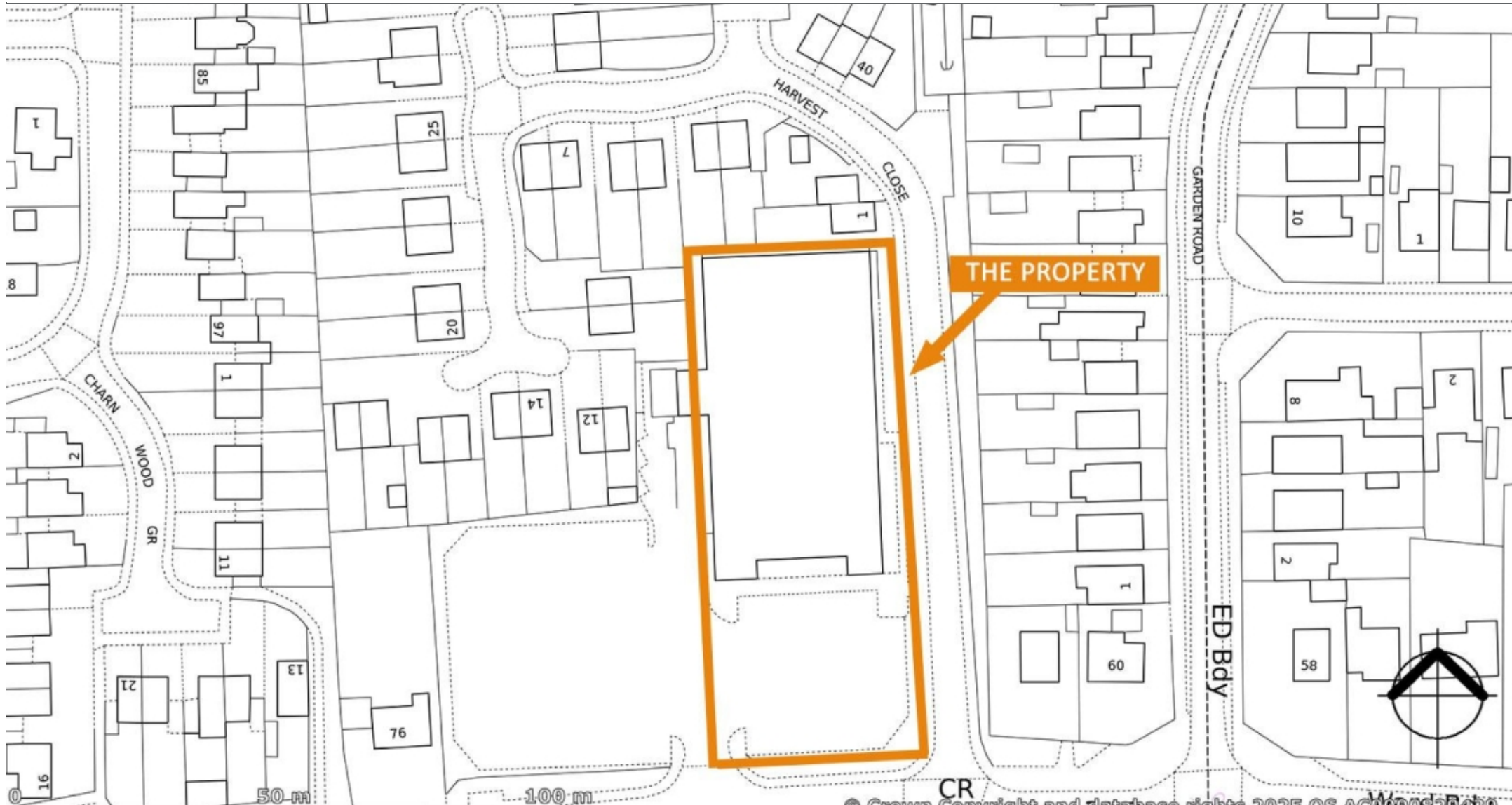
**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)

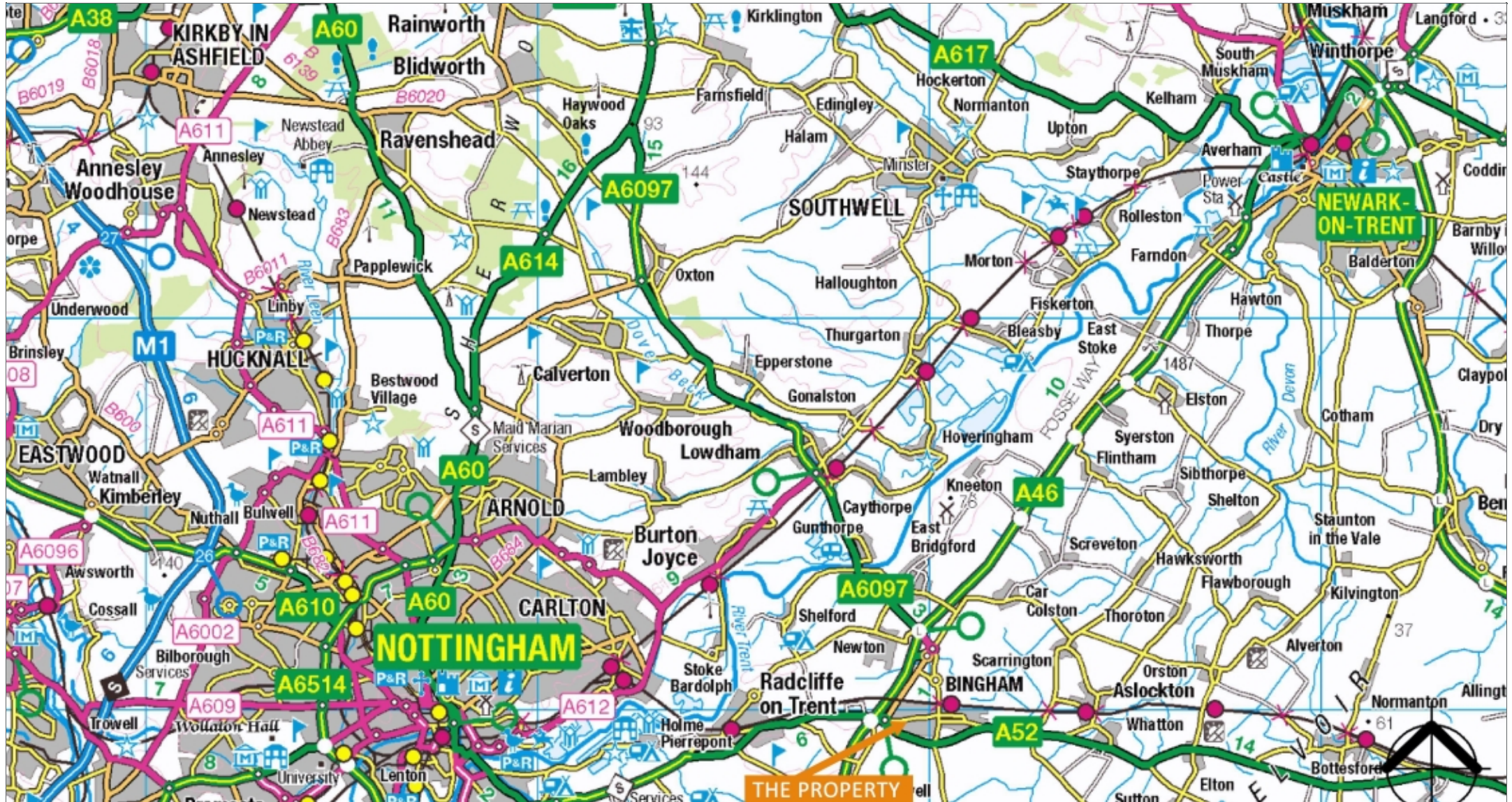


**Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham,
Nottinghamshire NG13 8AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Ground Rent Investment

www.acuitus.co.uk

Lot 13, Aldi, 64 Nottingham Road, Bingham, Nottingham, Nottinghamshire NG13 8AW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Martin Lee & Co
12 Queen Street
Mansfield
NG18 1JN

John Frith
01623 651886
jfrith@martin-lee.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024