For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)

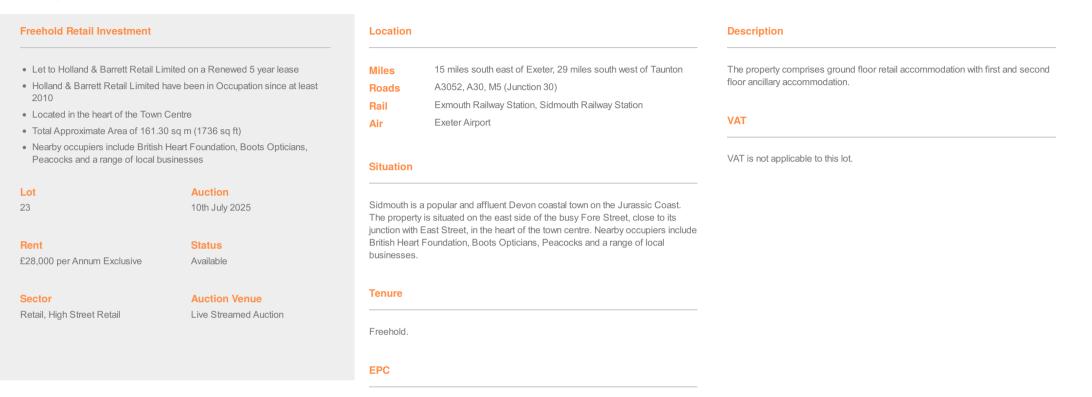




Freehold Retail Investment

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Property Information



Please confirm EPC Status.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	86.70 28.90 36.20	(933) (311) (390)	HOLLAND & BARRETT RETAIL LIMITED (CRN: 02758955) (1)	5 years from 23/05/2025 (3)	£28,000
Total Approximate Commercial Floor Area		161.30 (2)	(1736) (2)			£28,000

(1) Holland & Barrett are one of Europe's largest health and wellness retailers, supplying a wide range of vitamins, minerals, health supplements, specialist foods and natural beauty products. The company holds over 7,800 employees across Europe and more than 1,6000 stores across 19 Countries. For the year ending 30th September 2024 Holland & Barrett Limited (CRN: 02758955) reported a Turnover of £645,665,000., Pre-Tax profits of negative (£72,119,000) and Net Assets of £368,610,000. (Source: Holland & Barrett Limited Annual Report and Financial Statements as published at Companies House on the 19th May 2025).

(2) The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/7328035000).

(3) The lease provides for a Tenant option to determine the lease on 23/05/2028 on serving six months written notice.



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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

Porter Dodson The Quad, Blackbrook Park Avenue Taunton Somerset TA1 2PX

Ben Hingley 01823625892 ben.hingley@porterdodson.co.uk

Associate Auctioneers



Alpha Browett Taylor Third Floor, 112 Clerkenwell Road London EC1M 5SA

Richard Hutt 0203 475 7451 07977 417 575 0207 386 8965 richard.hutt@alphaproperty.co.uk

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