# 47/49 St Peters Avenue lot 24

Freehold Retail Investment

# Cleethorpes DN35 8HF

- Located on main shopping thoroughfare
- Trading as Superdrug Stores plc
- Nearby occupiers include Santander, Boots the Chemist, Wilkinson, Lloyds TSB, Clarks and Greggs.
- Six Week Completion Available





### Location Miles:

Air:

- 2 miles south-east of Grimsby 16 miles south-east of Hull
- 22 miles east of Scunthorpe
- 32 miles north-east of Lincoln Roads:
- M181, A46, A16, Rail: Cleethorpes Rail,

Humberside Airport, Robin Hood Doncaster Sheffield Airport

The coastal resort town of Cleethorpes is located at the mouth of the River Humber, approximately 2 miles south-east of Grimsby town centre, 22 miles east of Scunthorpe and 32 miles north-east of Lincoln. The property is centrally located to the west side of St Peters Avenue in Cleethorpes town centre.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	216.56 sq m	(2,331 sq ft)	Let to Rayglow (Drug Stores) Limited (t/a SUPERDRUG STORES PLC), (with surety	25 years from 25/03/1989	£50,200	(24/03/2014)
First	Ancillary	248.76 sq m	(2,678 sq ft)	from Lloyds Chemist plc) (2)			
Totals		465.32 sq m	(5,009 sq ft)			£50,200	
(i) Superdrug Stores old is the United Kingdom's second largest beauty and health retailer currently operating over 900 stores in England. Scotland, Wales,							

Freehold.

VAT is applicable to this lot.

(i) Subjecting Stores pic the United Mingdom's second agest beauty and near recent content Northern Ireland and the Republic of Ireland. They currently have z26 in-store pharmacies.
(Source: http://www.superdrug.com/about-us/superdrug-today/page/superdrugtoday/ 10/06/2011)
(z) Superdrug Stores pic have been paying the rent regularly since March 2005

## John Mehtab

Tel: +44 (o)2o 7034 4855 Fax: +44 (o)2o 7034 4869. Email: john.mehtab@acuitus.co.uk

Martin Szamfeber Tel: +44 (o)20 7034 4858 Fax: +44 (o)20 7034 4869. Email: martin.szamfeber@acuitus.co.uk www.acuitus.co.uk

Symon Smith & Partners 277/281 Oxford Street, London WC1 2DL. Tel: +44 (0)20 7495 7020 Fax: +44 (0)20 7495 7021. Email: amilinder@symonsmith.com Ref: Alan Millinder.

Mishcon De Reya Summit House, 12 Red Lion Square London WCIR 4QQ. Tel: +44 (o)2o 7440 7000 Fax: +44 (o)2o 7404 5982. Email: ian.lipman@mishcon.com Ref: Ian Lipman.

Nearby occupiers include Santander, Boots the Chemist, Wilkinson, Lloyds TSB, Clarks and Greggs.

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first floor.