

lot 11

Blockbuster Store, Hutton Moor, Herluin Way Weston-Super-Mare, Somerset BS23 3WL

Rent
£83,350
per annum
exclusive

Modern Freehold Retail Investment

- Prominent unit facing Western Circus Roundabout
- Immediately adjacent to McDonald's Drive-Thru and Pizza Hut
- Adjoining Weston and Gallagher Retail Parks
- Let to Blockbuster Entertainment Ltd until 2019



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£83,350
per annum



Location

Estimated District Population: 82,900
Miles: 1 mile Weston-Super-Mare town centre
17 miles south-west of Bristol
23 miles north-west of Taunton
Roads: A370, J21 M5
Rail: London Paddington
Air: Bristol

Situation

Prominently situated facing Western Circus roundabout occupying a slightly elevated position adjoining a McDonald's Drive-Thru and Pizza Hut. Facing and adjacent occupiers include a 47,000 sq ft Asda Supermarket, Next, PC World, Currys, Staples, Wickes, Dunelm, Comet, Carpetright and Halfords on the Weston and Gallagher Retail Parks.

Junction 21 of M5 motorway is approximately 3 miles to the east.

Description

The property comprises a modern single storey purpose built retail unit constructed in 1994. The site has an area of approximately 0.27 hectares (0.676 acres) and incorporates a customer car park for approximately 40 vehicles.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

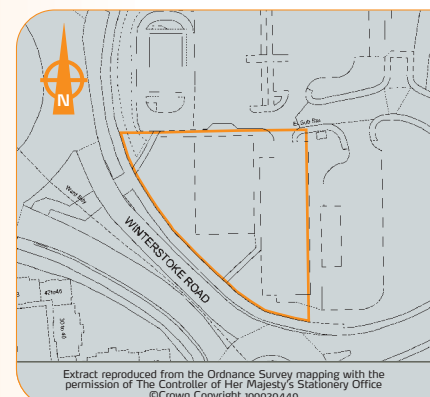
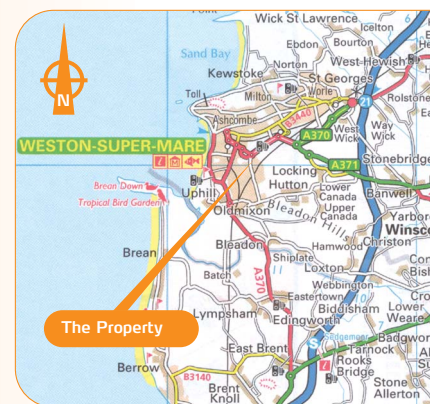
Tenancy and accommodation

Floor	Use	Floor Areas	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	559.1 sq m (6,018 sq ft)	BLOCKBUSTER ENTERTAINMENT LTD	25 years from 24/06/1994 until 2019	£83,350	2014
Total Floor Area (Approx)		559.1 sq.m (6,018 sq ft)			£83,350	

(i) For the year ending 4th January 2009 Blockbuster Entertainment Limited reported a turnover of £293,376,000, pre-tax profits of £3,008,000 and a net worth of £48,848,000.

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