

lot 50

**Haldanes Supermarket, Caledonian Road  
Larkhall, South Lanarkshire ML9 1EP**

Rent  
**£150,000**  
per annum  
exclusive

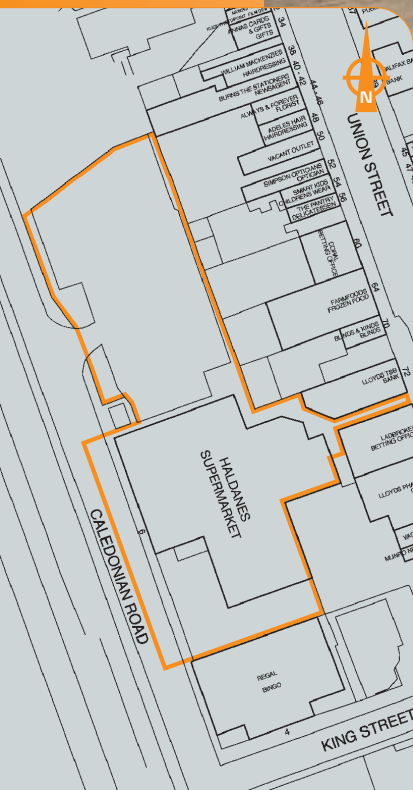
Heritable (Scottish Equivalent to English Freehold) Retail Investment

- Let to Haldanes Stores Limited until 2035
- Rental guarantee from Co-Operative Group Limited

- Annual rental increases with rent reviews to the RPI (capped between 2%-4%)
- Nearby occupiers include Lloyds TSB, Lloyds Pharmacy, Optical Express, Greggs and Farmfoods



On behalf of **The co-operative**



**Location**

Estimated District Population: 15,500  
Miles: 2 miles south of Hamilton  
18 miles south-east of Glasgow  
Roads: M74, A71, A72  
Rail: Larkhall Rail  
Air: Glasgow International Airport

**Situation**

The property is situated between Caledonian Road and Union Street, opposite Larkhall Rail Station. The property benefits from pedestrian access via a lane from the main retail pitch, Union Street, and vehicular access from Caledonian Road.

**Description**

The property comprises a PURPOSE BUILT SUPERMARKET with GROUND FLOOR RETAIL ACCOMMODATION on part ground and first floors. The property benefits from an extensive car park and a separate service yard. Please note there is a telephone mast on site.

**Tenure**

Heritable (Scottish equivalent of English freehold).

**VAT**

VAT is applicable on this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	1,054.09 sq m (11,347 sq ft)	<b>HALDANES STORES LIMITED (1)(2)</b>	25 years from 13/03/2010 until 2035 on a full repairing and insuring lease (3)	£150,000	Annually every March until 2035 (4)
	Ancillary	447.35 sq m (4,815 sq ft)				
First	Office/Ancillary	339.00 sq m (3,649 sq ft)				
<b>Totals</b>		<b>1,840.44 sq m (19,811 sq ft)</b>				

(1) For the year ending 10th January 2009 Co-Operative Group Limited reported gross sales of £10,435,200,000, pre-tax profits of £115,900,000 and total equity and liabilities of £43,349,200,000. (Source: The Co-Operative Group Annual Report and Accounts 2008) (2) Please note Haldanes have fitted out and have been trading since 16th March 2010. (3) The lease is subject to a 1 year rent free period from commencement of the lease. Co-Operative Group Limited will make payment of an amount equivalent to the rent to cover the balance of this rent free period. Co-Operative Group Limited will then guarantee the rent for a further year. (4) Annual reviews to RPI (capped between 2%-4%).

**For further details please contact:**

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