

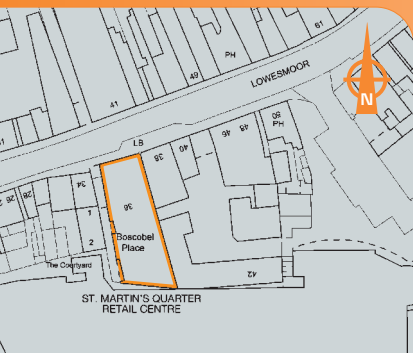
lot 52

# One Stop, 36 Lowesmoor Worcester, Worcestershire WR1 2SG

Rent  
**£25,800**  
per annum  
exclusive

Freehold Supermarket and Residential  
Investment

- Let to One Stop Stores Limited until 2028
- Attractive and affluent South-West City
- 5 yearly rental reviews
- Adjacent to the major new 280,000 sq ft St Martin's Quarter Retail Centre
- Six Week Completion Period Available



### Location

Miles: 25 miles south of Birmingham  
50 miles north of Bristol  
20 miles north-east of Hereford  
Roads: A38, A44 (London Road), M5 (J6 & 7)  
Rail: Worcester Foregate Street, Worcester Shrub Hill  
Air: Birmingham International, Bristol International

### Situation

Worcester is a popular and attractive South-West City that benefits from strong Rail and road links with a direct train to London Paddington (2hrs & 22mins) and access to the M5. The property is situated on the south side of Lowesmoor adjacent to the major new 280,000 sq ft St Martin's Quarter Retail Development.

### Description

The property is a four storey building, comprising of a single retail unit on the ground floor with the upper three floors accommodating nine self-contained residential flats.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	319.90 sq m (3,443 sq ft)	<b>ONE STOP STORES LIMITED (1)</b>	25 years from 22/08/2003 until 21/08/2028	£24,000 (3)	2013 & 5 yearly
First Second Third	9 Residential Flats	Not Measured	<b>INDIVIDUALS (2)</b>	9 leases each for a term of 99 years from 01/10/2002	£1,800	
<b>Totals</b>		<b>319.90 sq m (3,443 sq ft)</b>			<b>£25,800 (3)</b>	

- (1) One Stop Stores Limited are wholly owned by Tesco Plc. For the year ending 26th February 2011 One Stop Stores Ltd reported a turnover of £551,128,000, pre-tax profits of £21,197,000 and a net worth of £64,826,000. (Source: www.riskdisk.com)  
(2) In accordance with Section 5B of the Landlord and Tenant Act 1987 notices were served on the Residential Lessees.

### For further details please contact:

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