

12 High Street West Glossop, Derbyshire SK13 8BH

lot 21

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd, guaranteed by Thomas Cook Group UK Ltd

- Located in a prominent position on the busy A57 arterial route
- Popular regional market town
- Six Week Completion Available

Rent
£19,000
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: 12 miles east of Manchester
25 miles west of Sheffield
40 miles north-east of Stoke-on-Trent

Roads: A57, M57, A624
Rail: Glossop Railway Station
Air: Manchester Airport

Situation

The property is situated on the A57 in central Glossop, an attractive market town on the western border of the Peak District National Park. The A57 is a main arterial route from Manchester to Sheffield. Nearby occupiers include Boots The Chemist, Costa Limited and NatWest.

Description

The property comprises ground retail unit with one upper floor of ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail and Ancillary	97.28 sq m (1,047 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-Operative Travel) (1)	10 years from 01/10/2011 on a full repairing and insuring lease (2) (3)	£19,000	01/10/2016
Mezzanine	Ancillary	34.84 sq m (375 sq ft)				
First	Ancillary	49.72 sq m (535 sq ft)				
Totals		181.84 sq m (1,957 sq ft)			£19,000	

- (1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK high street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland. (Source: Thomas Cook Group)
- (2) The lease provides for a tenant's option to determine on the 1st October 2016.
- (3) The lease is subject to a Schedule of Condition.

For further details please contact:

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