

4 Market Street Darwen, Greater Manchester BB3 1AZ

lot 45

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd, guaranteed by Thomas Cook Group UK Ltd
- Located in a prominent position on Market Street
- Nearby occupiers include Asda, Boots the Chemist, Optical Express and Greggs
- Six Week Completion Available

Rent
£15,250
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: Darwen town centre
4.5 miles south of Blackburn
8.5 miles north of Bolton
Roads: A666, M65 (Junction 4)
Rail: Darwen Railway Station
Air: Manchester Airport

Situation

The property is situated in the town centre, some 150 metres from Darwen Station. The property benefits from proximity to The Green and is some 50 metres from the recently completed £12.7m Darwen Community and Leisure Centre and there is substantial car parking available on School Street, to the rear of the property.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	72.83 sq m (784 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 until 2021 on a full repairing and insuring lease (2) (3)	£15,250	01/10/2016
First	Ancillary	43.73 sq m (470 sq ft)				
Second	Ancillary	51.43 sq m (553 sq ft)				
Totals		167.99 sq m (1,807 sq ft)			£15,250	

- (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.

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The Darwen Library Theatre, Asda and Boots the Chemist are all located nearby.

Description

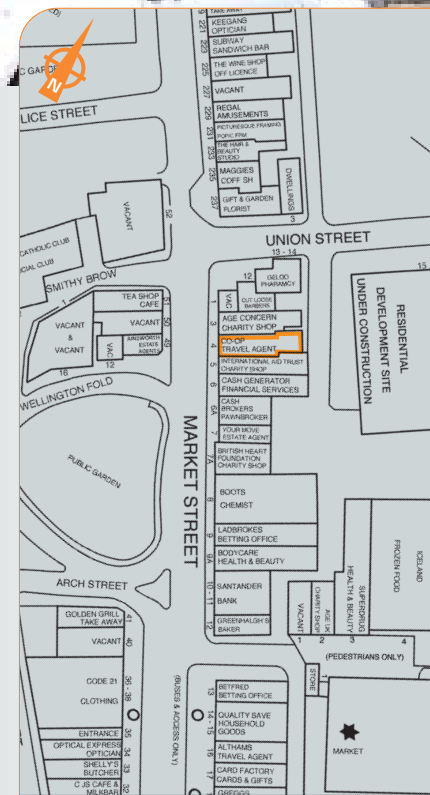
The property comprises ground retail unit with two upper floors of ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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