

Sainsbury's Local, 60-62 High Street Biggar, South Lanarkshire ML12 6BJ

lot 27

Supermarket Investment in High Street Location

- Let to Sainsbury's Supermarkets Ltd on a 15 year lease (subject to option)
- Benefits from a tenant option to extend the lease by 10 years on expiry
- 5 yearly RPI rental increases
- Prominently situated in busy market town
- Six Week Completion Period Available

Rent
£45,000
per annum
exclusive



Public Car Park



Location

Miles: 12 miles south-east of Lanark
28 miles south-west of Edinburgh
50 miles south-east of Glasgow
Roads: A702 (connects to Edinburgh City by-pass), M74 (Junction 13)
Rail: Carstairs Railway Station (direct to Glasgow and Edinburgh Railway Stations)
Air: Edinburgh and Glasgow International Airports

Situation

The property is situated in the heart of Biggar town centre, on the east side of the High Street opposite the junction where the B7016 meets the A702. The property benefits from its proximity to the surrounding area's residential population and a public car park opposite.

Description

The property comprises a ground floor open plan retail unit with prominent frontage onto Biggar's busy High Street.

Tenure

Held for a term of 999 years expiring 2797 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	300.07 sq m (3,230 sq ft)	SAINSBURY'S SUPERMARKETS LTD (1)	15 years from 17/10/2011 until 16/10/2026 (2)	£45,000	17/10/2016 and five yearly (3)
Totals		300.07 sq m (3,230 sq ft)			£45,000	

(1) For the year ending 19th March 2011, Sainsbury's Supermarkets Ltd reported a turnover of £21,100,000,000, pre-tax profits of £775,000,000 and a net worth of £3,920,000,000. (Source: www.riskdisk.com 24/02/2012)

(2) There is a tenant's only option to determine at year 10, subject to 6 months' written notice. There is also a tenant option to extend the lease by 10 years upon expiry.

(3) The rent is subject to RPI linked rent reviews in years 5 and 10 compounded to a maximum increase of 3.5% per annum and a minimum increase of 1.5% per annum.

For further details please contact:

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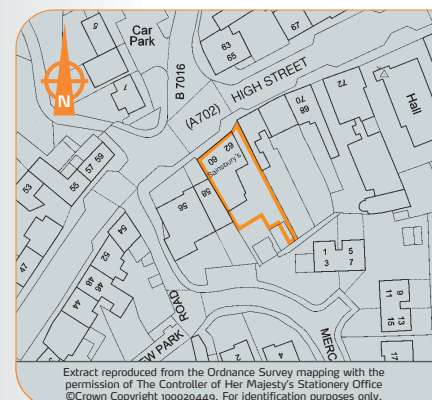
Associate Auctioneers:

Savills
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Glasgow G2 2JL.
Tel: +44 (0)141 222 5873.
Email: bpatrick@savills.com
Ref: Bruce Patrick.



Solicitors:

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