

lot 6

15 Market Place Loughborough, Leicestershire LE11 3EA

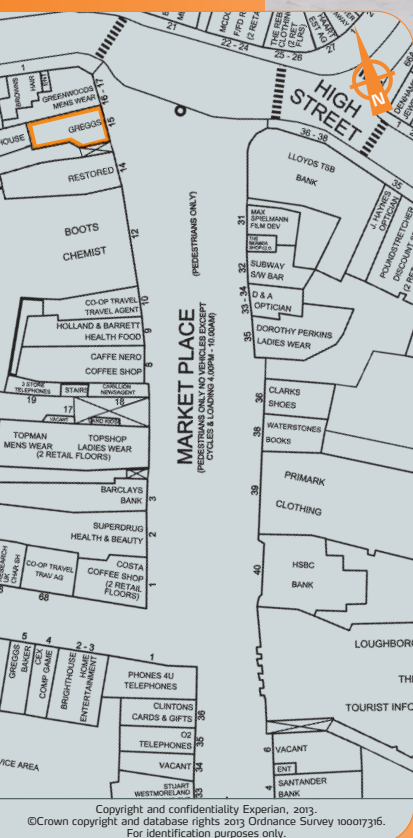
Rent
£50,000
per annum
exclusive

Freehold Retail Investment

- Let to Greggs plc until 2024 (subject to option)
- Let on a reversionary lease
- Tenant in occupation for at least 20 years
- Pedestrian Town Centre location
- Important University Town
- 6 Week Completion Period



On behalf of
a Major Bank



Location

Miles: 16 miles south of Nottingham
12 miles north of Leicester
42 miles north-east of Birmingham

Roads: M1, A6, A47, A46

Rail: Loughborough Rail Station

Air: East Midlands Airport, Nottingham Airport,
Birmingham Airport

Situation

The property is prominently situated on the west side of the pedestrianised Market Place close to its junction with High Street and Swan Street in the heart of this important university town. Neighbouring occupiers include Boots, Lloyds Bank, Dorothy Perkins and Caffé Nero.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first, second and third floors. The property benefits from a rear access via George Yard.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	151.14 sq m	(1,627 sq ft)	GREGGS PLC (1)	30 years from 18/06/1994 until 2024 on a full repairing and insuring lease (2)	£50,000	24/06/1919
First	Ancillary	79.58 sq m	(856 sq ft)				
Second	Ancillary	54.63 sq m	(587 sq ft)				
Third	Ancillary	27.19 sq m	(293 sq ft)				
Totals		312.54 sq m	(3,363 sq ft)			£50,000	

(1) Greggs plc were incorporated in 1951 and currently trade from over 1,671 outlets nationwide (www.greggs.co.uk)

For the year ending 29/12/2013, Greggs plc reported a turnover of £734,502,000, pre-tax profits of £53,342,000 and a net worth of £226,646,000. (Source: www.riskdisk.com 22/04/2014).

(2) The tenant occupies the property under a lease for a term of 20 years from 18/06/1994 until 23rd June 2014 at a rent reserved of £56,000 per annum exclusive. The parties have signed a reversionary lease for a term of 10 years from 24th June 2014 until 2024 at a reserved rent of £50,000 per annum exclusive. The reversionary lease provides for a tenant option to determine the lease on 24th June 2019 subject to paying a £25,000 penalty.

For further details please contact:

John Mehtab

Tel: +44 (0)20 7034 4855.

Email: john.mehtab@acuitus.co.uk

Will Moore

Tel: +44 (0)20 7034 4858.

Email: will.moore@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Dentons UKMEA LLP

The Pinnacle, Milton Keynes MK9 1FE.

Tel: +44 (0)20 7320 3902.

Email: susie.stross@dentons.com

Ref: Susie Stross.