

lot 24

49 Gleneagles Road  
Great Sutton, Ellesmere Port, Cheshire CH66 4NF

Rent  
£30,000  
per annum  
exclusive

Freehold Retail Investment

- Let to Martin McColl Limited until 2021 (no breaks)
- Forms part of a shopping parade
- Nearby occupiers include The Sutton Public House, Bargain Booze, Two Dragons Chinese Takeaway and Northern Wheels Car Parts



Location

Miles: 11 miles south of Liverpool  
40 miles south-west of Manchester  
Roads: A41, M56, M5  
Rail: Little Sutton Rail Station, Capenhurst Rail Station  
Air: Liverpool John Lennon Airport (6 miles)

Situation

The property is situated in a predominantly residential area on the western side of Gleneagles Road, in Great Sutton village, some 2.3 miles west of Ellesmere Port. Nearby occupiers include The Sutton Public House, Bargain Booze, Two Dragons Chinese Takeaway and Northern Wheels Car Parts.

Description

The property comprises a single storey retail unit, forming part of a local shopping parade.

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 | 307.60 sq m (3,311 sq ft) | MARTIN MCCOLL LIMITED (1) | 15 years from 26/05/2006 until 25/05/2021 on a full repairing and insuring lease | £30,000     | 26/05/2016 |
| Totals |        | 307.60 sq m (3,311 sq ft) |                           |  | £30,000     |            |

(1) McColl's Retail Group is the leading neighbourhood retailer in the Independent managed sector running 1,280 convenience and newsagent stores across the UK, with 725 branded as McColl's convenience stores. (Source: martinmccoll.co.uk 24/04/2014)  
For the year ending 25th November 2012, Martin McColl Ltd reported a turnover of £409,154,000, pre-tax profits of £19,671,000 and a total net worth of £115,863,000. (Source: www.riskdisk.com 24/04/2014)

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