

Co-op Supermarket, Main Street Bridge of Weir, Renfrewshire PA11 3NR

lot 47

Heritable Supermarket Investment

- Let to Somerfield Stores Ltd (guaranteed by Co-operative Group Food Ltd) on a 15 year reversionary lease until 2030 (subject to option)
- Tenant in occupation since 1990
- Affluent and historic town
- Benefits from large public car park to the rear

Rent
£57,700
per annum
exclusive

On behalf of Trustees



Location

Miles: 15 miles west of Glasgow
Roads: M8, M77
Rail: Paisley Station (Mainline), Johnstone Station (ScotRail)
Air: Glasgow International Airport

Situation

Bridge of Weir is an affluent commuter town 15 miles west of Glasgow. The property is situated in a prominent roadside location on the eastern side of Main Street and acts as an anchor store for the Livery Walk pedestrianised area. Occupiers in Livery Walk include Boots the Chemist and a number of independent retailers. The property benefits from being in close proximity to a large public car park to the rear.

Description

The property comprises a purpose built single storey supermarket with customer access to Livery Walk.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact: Mhairi Jarvis.
Tel: +44 (0)131 554 1705.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Supermarket	452.25 sq m (4,868 sq ft)	SOMERFIELD STORES LTD guaranteed by Co-operative Group Food Ltd (1)	40 years from 13/06/1990 until 2030 on a full repairing and insuring lease (2) (3)	£57,700	13/06/2020 & 2025
Totals		452.25 sq m (4,868 sq ft)			£57,700	

(1) The tenant has been in occupation since 1990.

(2) The tenant occupies the property under a lease for a term of 25 years from 13th June 1990 at a current rent reserved of £57,700 p.a.x. The tenant exercised their option to extend the lease for a term of 15 years from 13th June 2015 at a rent reserved of £57,700 p.a.x.

(3) The lease provides for a tenant option to determine on the 13th June 2020 and 13th June 2025.

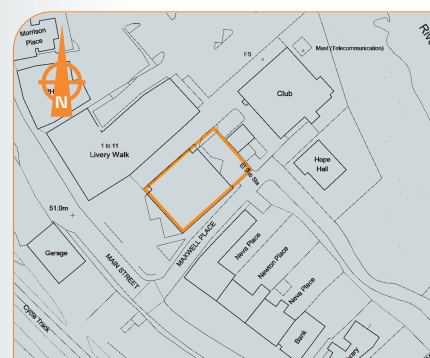
For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 554 1705.
Email: mhairi.jarvis@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Dallas McMillan
Regent Court, 70 West Regent Street,
Glasgow G2 2QZ.
Tel: +44 (0)141 530 9111.
Email: ah@dallasmcmillan.co.uk
Ref: Anne Hunter.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.