Modern Freehold Retail Investment

Farmfoods & Iceland, Armitage Avenue Little Hulton, Manchester, Greater Manchester M38 oEH

Rent **£96,700** oer annum

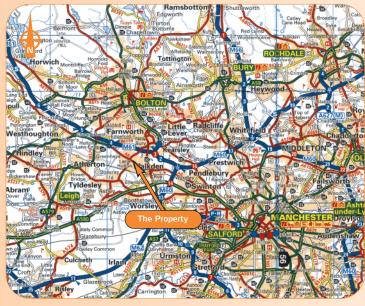
lot 9

- Let to Farmfoods Ltd until 2030 (subject to tenant option) and Iceland Foods Ltd until 2028
- Prominent frontage to the busy A5082 close to its junction with the A6 Manchester Road
- Forms part of a retail park that includes a substantial Morrisons Supermarket
 Excellent car parking provisions











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Miles: 9 miles north-west of Manchester City Centre 7 miles north-west of Salford

4 miles south of Bolton Roads: A5082, A6, M61 (Junction 4) Rail: Walkden (direct to Manchester Victoria) Manchester Airport Air:

Situation

The property, which forms part of a 2005 retail park development, is prominently situated on the main A5082 close to its junction with the A6. Junction 4 of the M61 motorway is situated approximately 2 miles north-east. The property lies adjacent to a substantial Morrisons Supermarket.

The property comprises a detached, single storey retail warehouse, which has been split and let to two tenants. The property benefits from generous car parking to the front and a site area of approximately 0.39 hectares (0.95 acres).

Tenure Freehold.

VAT is applicable to this lot.

Six Week Completion

	modation

Unit	Floor	Use	Floor Areas	(Арргох)	Tenant	Term	Rent p.a.x.	Reviews
1	Ground	Retail	431.72 sq m	(4,647 sq ft)	FARMFOODS LIMITED (1)	25 years from 04/04/2005 until 03/04/2030 on a full repairing and insuring lease (2)	£43,500	03/04/2010 and five yearly
2-3	Ground	Retail	598.48 sq m	(6,442 sq ft)	ICELAND FOODS LIMITED (3)	15 years from 28/05/2013 until 27/05/2028 on a full repairing and insuring lease (4)	£53,200	28/05/2018 28/05/2023
Totals	5		1,030.20 sq m	(11,089 sq ft)			£96,700	
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For the year ending 28th December 2013, Farmfoods Limited reported a turnover of £689,129,000, pre-tax profits of £15,110,000 and a total net worth of £67,085,000. (Source: www.riskdisk.com o6/01/2015)
 Under the terms of the lease the tenant has an option to determine on 4th April 2020, subject to not more than 18 months but not less than 12 months' prior

written notice

(3) For the year ending 28th March 2014, Iceland Foods Limited reported a turnover of £2,699,261,000, pre-tax profits of £161,459,000 and a net worth of £656,381,000. (Source www.riskkdisk.com 06/01/2015)
(4) Under the terms of the lease the landlord has an option to determine on 28th May 2023, subject to 3 months' prior written notice.

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