

lot 50

Rent
£100,000
per annum
exclusive

Poundstretcher, Queen's Lancashire Way Burnley, Lancashire BB11 1HA

Freehold Retail Warehouse Investment

- Entirely let to Poundstretcher Limited until 2036 (subject to options)
- Located in an established mixed commercial area close to town centre
- Nearby occupiers include B&M, Pets at Home and Kwik-Fit
- Large site of approximately 0.421 hectares (1.039 acres) with parking for some 72 cars





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Location

Miles: 25 miles east of Preston
28 miles north of Manchester
35 miles west of Leeds
Roads: A679, A682, A671, M66, M65 (Junction 10)
Rail: Burnley Central Railway Station, Burnley Manchester Road Rail Station
Air: Leeds Bradford International Airport, Manchester International Airport

Situation

The property is situated approximately 400 metres to the south of Burnley Town Centre in a prominent position on the east side of Queen's Lancashire Way at its roundabout junction with St James's Street. Nearby occupiers include B & M, Pets at Home, Kwik-Fit, Anvic and On Yer Bike Cycles.

Description

The property comprises a purpose built unit with open A1 retail consent. The property benefits from a large site area of approximately 0.421 hectares (1.039 acres) providing some 72 parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Warehouse	1,144.21 sq m (12,317 sq ft)	POUNDSTRETCHER LIMITED (1)	23 years 5 months from 01/11/2012 until 14/04/2036 on a full repairing and insuring lease (2)	£100,000	15/04/2018, 15/04/2021 and five yearly
Totals		1,144.21 sq m (12,317 sq ft)			£100,000	

(1) Poundstretcher was established in 1981 and is the UK's leading discount retailer of products for the home, with more than 400 retail stores across Britain. (Source www.poundstretcher.co.uk 20/04/2015)

(2) The lease provides options to determine on 14th April 2018 and 14th April 2026 on 6 months' written notice which are personal to the current tenant only.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Fawcett Mead
15/17 Great Portland Street,
London W1W 8QA.
Tel: +44 (0)207 182 7481.
Email: james@fawcettmead.co.uk
Ref: James Mead MRICS.



Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Mayer Brown International LLP
201 Bishopsgate, London EC2M 3AF.
Tel: +44 (0)20 3130 3643.
Email: dgerber@mayerbrown.com
Ref: Danielle Gerber.