

lot 11

Rent
£72,500
per annum
exclusive

36 Monday Market Street
Devizes, Wiltshire SN10 1DW

Freehold Supermarket Investment

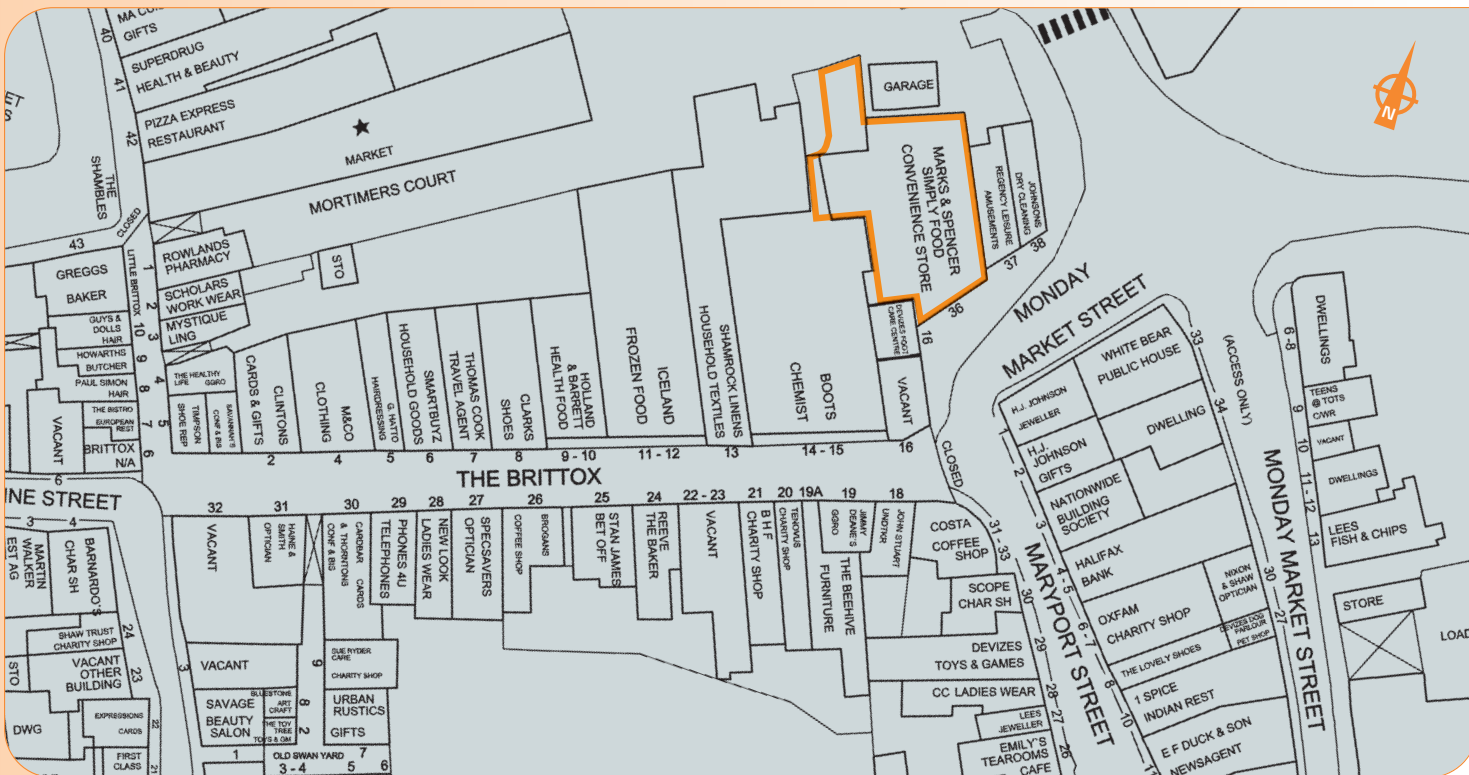
- Entirely let to Marks & Spencer Simply Foods Limited (guaranteed by Marks & Spencer plc) until 2030 (subject to option)
- Minimum fixed rental uplift

- Prominent corner position in affluent and historic market town
- Nearby occupiers include Tesco Metro, Boots, Costa Coffee and Halifax Bank



lot 11

Rent
£72,500
per annum
exclusive



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 10007316. For identification purposes only.

Location

Miles: 19 miles south of Swindon
21 miles east of Bath
36 miles east of Bristol
Roads: A360, A361, M4 (Junction 17)
Rail: Devesley Rail Station
Air: Bristol Airport

Situation

Devesley is an affluent and historic market town approximately 21 miles east of Bath. The property is situated in a highly prominent corner location in the town centre on the northern side of Monday Market Street near its junction with The Brittox, New Park Street (A361) and Maryport Street. The property adjoins the town's Market Place Car Park to the rear and is in close proximity to the larger Central Car Park. Nearby occupiers include Tesco Metro, Boots, Costa, Halifax Bank, Wilkinson and Thomas Cook.

Description

The property comprises retail and ancillary accommodation over the ground and first floors with two residential flats on the second floor.

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.	Review/ (Reversion)
Ground First	Retail/Ancillary Ancillary	538.00 sq m 459.20 sq m	(5,791 sq ft) (4,942 sq ft)	MARKS & SPENCER SIMPLY FOODS LIMITED (Guaranteed by Marks and Spencer plc) (1)	25 years from 28/02/2005 until 27/02/2030 on a full repairing and insuring lease (2)	£72,500	28/02/2020 and five yearly thereafter to a minimum 2.5% compound rental uplift (3)
Second	Residential Flat 1	Not Measured		INDIVIDUAL	99 years from 29/09/1985	Peppercorn	(28/09/2084)
Second	Residential Flat 2	Not Measured		INDIVIDUAL	99 years from 29/09/1985	Peppercorn	(28/09/2084)
Totals Commercial Only		997.20 sq m	(10,733 sq ft)			£72,500	

(1) For the year ending 29th March 2014, Marks & Spencer Simply Foods Limited reported a turnover of £653,471,000, pre-tax profits of £75,101,000 and a total net worth of £221,776,000. (Source: www.riskdisk.com 08/06/2015)

For the year ending 29th March 2014, Marks and Spencer plc reported a turnover of £10,309,700,000, pre-tax profits of £580,400,000 and a total net worth of £4,383,400,000. (Source: www.riskdisk.com 08/06/2015)

(2) The lease provides a tenant option to determine on the twentieth anniversary of the term.

(3) The rent is reviewed to the higher of 2.5% compounded annually or Open Market Rental Value. The rent will therefore rise to a minimum of £74,820 p.a.x. in 2020 and £84,653 p.a.x. in 2025.

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

Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Wallace LLP

One Portland Place, London W1B 1PN.
Tel: +44 (0)20 7467 8722.
Email: jackie.boot@wallace.co.uk
Ref: Jackie Boot.