

## 3 Academy Street Forfar, Angus DD8 2XF

lot 71

### Freehold Retail Investment

- Entirely let to B&M Retail Limited until 2023 with fixed rental uplift in 2018
- Approximate site area of 0.936 hectares (2.313 acres)
- Adjacent to convenience store & petrol station and Academy Medical Centre
- Large on-site car park

Rent  
**£100,000**  
per annum  
exclusive  
rising to  
**£120,000**  
p.a. in 2018



On the Instructions of  
**The co-operative estates**

### Location

Miles: 14 miles north of Dundee  
29 miles north-west of Perth  
51 miles south of Aberdeen

Roads: A932, B9128, A90

Rail: Arbroath Rail

Air: Dundee Airport

### Situation

Forfar is a popular market town in the east of Scotland, 14 miles north of Dundee. The property is located in the town centre on the southern side of Academy Street, which runs parallel with the High Street. The property is part of a larger site, which houses a Co-operative Food & Petrol Station and Academy Medical Centre.

### Description

The property comprises a stand alone purpose built ground floor retail unit. The property benefits from on-site car parking and a total site area of approximately 0.936 hectares (2.313 acres).

### Tenure

Heritable (Scottish equivalent of 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/ Ancillary	3,670.85 sq m (39,513 sq ft)	<b>B&amp;M RETAIL LIMITED (1)</b>	10 years from 28/05/2013 until 27/05/2023 on a full repairing and insuring lease (2)	£100,000	28/05/2018 (3)
<b>Totals</b>		<b>3,670.85 sq m (39,513 sq ft)</b>			<b>£100,000 rising to £120,000 p.a. in 2018</b>	

(1) For the year ending 28th March 2015, B & M Retail Limited reported a turnover of £1,526,181,000, pre-tax profits of £151,063,000 and a total net worth of £333,599,000. (Source: Experian Group 22/09/2015)

(2) The lease is subject to a schedule of condition.

(3) The 2018 rent review provides a fixed rental uplift.

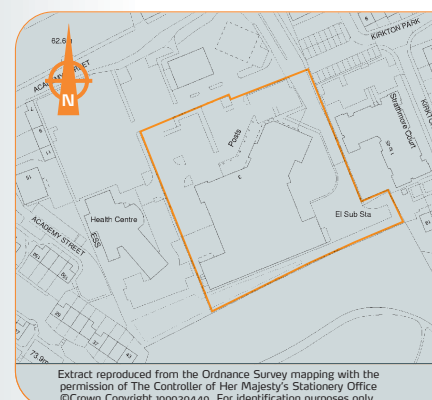
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### Seller's Solicitors:

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