

# lot 7

## Countrywide Farmers Store, Audley Avenue Newport, Shropshire TF10 7BX

Rent  
**£156,400**  
per annum  
exclusive

Freehold Retail Warehouse Investment

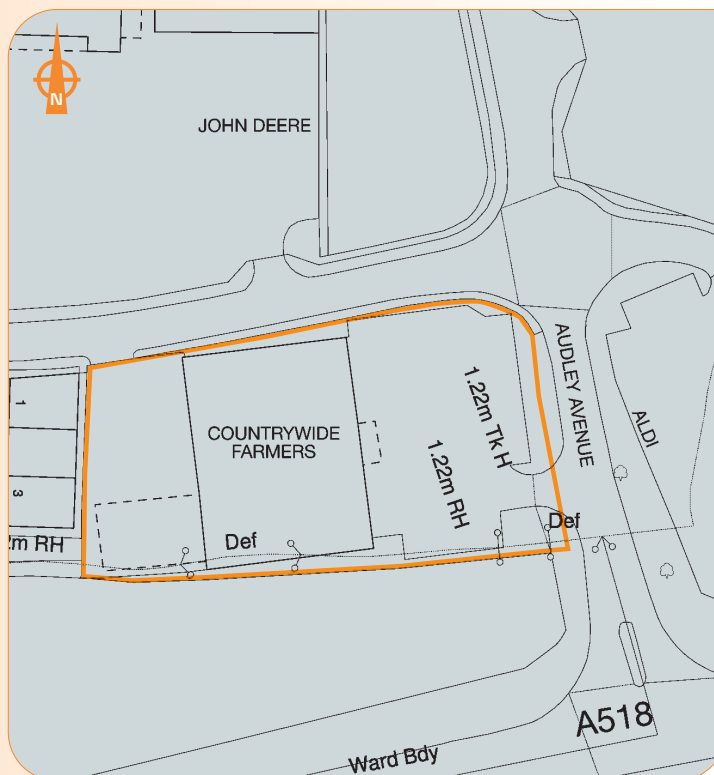
- Entirely let to Countrywide Farmers Plc
- Prominent corner position just off A518 opposite Aldi
- Other nearby occupiers include John Deere Tractors, MJ Motorcare and Beds-For-You
- Large On-site Car Park



On behalf of  Oriel College  
UNIVERSITY OF OXFORD







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**Location**

Miles: 31 miles north-west of Birmingham  
57 miles south of Manchester  
65 miles south-west of Sheffield  
Roads: A518, A41, M54 (Junction 3)  
Rail: Wellington Rail  
Air: Birmingham International Airport

**Situation**

Newport is a market town in the county of Shropshire some 6 miles north of Telford and some 12 miles west of Stafford. The property is located on Audley Avenue, in a retail warehouse/industrial location approximately 1 mile south-east of the town centre, just off the A518 and close to the A41 which links London with Birkenhead. The property lies opposite Aldi with other occupiers including John Deere, MJ Motorcare and Beds-For-You.

**Description**

The property comprises a single storey retail warehouse unit benefitting from a large customer car park fronting Audley Avenue and a roller shutter door and yard area to the rear with access.

**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
Ground	Retail Warehouse	1,277.40 sq m (13,750 sq ft)	<b>COUNTRYWIDE FARMERS PLC (1)</b>	20 years from 01/10/2002 until 30/09/2022 on a full repairing and insuring lease	£156,400	01/10/2017
<b>Totals</b>		<b>1,277.40 sq m (13,750 sq ft)</b>			<b>£156,400</b>	

(1) For the year ending 31 May 2014, Countrywide Farmers Plc reported a turnover of £298,172,000, pre-tax profits of £1,063,000 and a total net worth of £19,905,000. (Source: www.riskdisk.com 25/09/2015)  
Countrywide is the leading supplier of products and services to the rural community with 67 stores across the UK. (Source: www.countrywidefarmers.co.uk 29/09/2015)

**For further details please contact:**

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acutus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acutus.co.uk  
**www.acutus.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.acutus.co.uk** for further details



**Seller's Solicitors:**

**Darbys Solicitors LLP**  
Midland House, West Way, Botley,  
Oxford OX2 0PH.  
Tel: +44 (0)1865 811224.  
Email: pmarsh@darbys.co.uk  
Ref: Philip Marsh.