

## Co-operative Convenience Food Store, Linden Drive Lutterworth, Leicestershire LE17 4SS

lot 16

### Freehold Supermarket Investment

- Let to Central England Co-operative Ltd until 2029 (no breaks)
- Approximate site area of 0.344 hectares (0.85 acres)
- Prominent corner position in an affluent residential area

Rent  
**£56,200**  
per annum  
exclusive



### Location

Miles: 15 miles south of Leicester  
16 miles east of Coventry  
10 miles north of Rugby

Roads: A4303, A3, M1 (Junction 20)

Rail: Rugby Rail

Air: Birmingham International Airport and East Midlands Airport

### Situation

The property is situated in a prominent corner location at the junction of Linden Drive and Maple Drive, in the affluent Leicestershire town of Lutterworth. The property forms part of a larger parade of shops and benefits from an approximate site area of 0.344 hectares (0.85 acres) providing on-site parking for some 16 cars.

### Description

The property comprises a standalone supermarket on the ground floor with first floor ancillary accommodation.

### 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	314.10 sq m (3,381 sq ft)	<b>CENTRAL ENGLAND CO-OPERATIVE LTD (1)</b> <b>(t/a The Co-operative Food)</b> <b>(2)</b>	15 years from 06/10/2014 until 05/10/2029 on a full repairing and insuring lease	£56,200	05/10/2019 and 05/10/2024
First	Ancillary	91.97 sq m (990 sq ft)				
<b>Totals</b>		<b>439.52sq m (4,371 sq ft)</b>			<b>£56,200</b>	

(1) For the year ending January 2015, Central England Co-operative Ltd reported a turnover of £833,170,000, pre-tax profits of £5,911,000 and a total net worth of £135,284,000. (Source: www.riskdisk.com 15/09/2015)

(2) The Co-operative Group is the UK's fifth biggest food retailer operating across the country with almost 2,800 local, convenience and medium size stores. (Source: www.co-operative.com 15/09/2015)

### For further details please contact:

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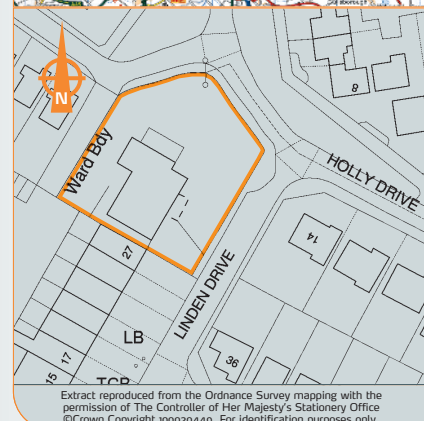
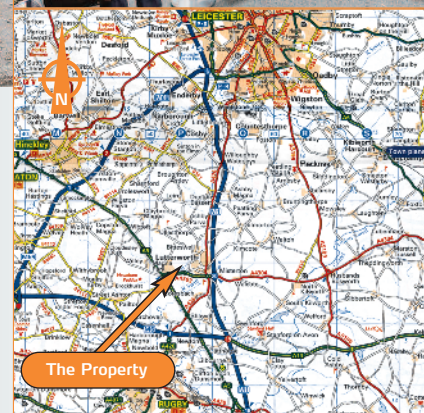
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

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