

lot 23

**Nisa Extra Store, South Lane, Huddersfield Road
Elland HX5 0HQ**

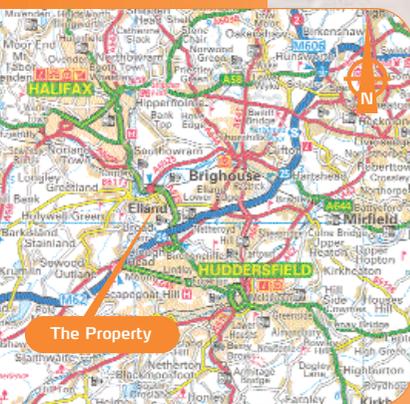
Rent
£85,000
per annum
exclusive
subject to
Note (2)
below

**Modern Freehold Convenience Store
Investment**

- Entirely let until 2035
- Car parking for approximately 75 cars
- Rent reviews linked to RPI annually from 2014 (minimum 2%, maximum 4%)



On behalf of **The co-operative**



Location

Miles: 2 miles south of Halifax
6 miles south-west of Bradford
12 miles south-west of Leeds
Roads: M62, A629
Rail: Sowerby Bridge Rail, Halifax Rail
Air: Leeds Bradford International Airport

Situation

The property is prominently situated just off Huddersfield Road in close proximity to the town centre.

Description

The property comprises a freestanding CONVENIENCE STORE with frontages to both Huddersfield Road and South Lane. The property benefits from a glazed frontage facing the car park with approximately 75 car parking spaces. The site has an area of approximately 0.54 hectares (1.33 acres).

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|--------|----------------------------------|--|--|----------------|----------------------------------|
| Ground | Retail | 1,054 sq m (11,346 sq ft) | LINEBUSH VI LTD (guaranteed by Mills Group plc) (1) | 25 years from 30/01/2010 until 2035 on a full repairing and insuring lease | £85,000 (2) | 2014 and annually thereafter (3) |
| Totals | | 1,054 sq m (11,346 sq ft) | | | £85,000 | |

- (1) For the year ending 31/01/2009, Mills Group Holdings plc reported a turnover of £10,294,000, pre-tax profits of £213,000 and a net worth of £1,193,000.
- (2) The current rent reserved is £65,000 p.a.x. Under the terms of the lease there will be a minimum rental increase to £85,000 p.a.x. on 30th January 2012. The Vendor will pay the Buyer the difference between the current rent reserved of £65,000 p.a.x. and £85,000 p.a.x. from completion of the sale until this date. As a result the property will produce an income of £85,000 p.a.x.
- (3) Rent reviews are linked to RPI (minimum 2% maximum 4%).

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852 Fax: +44 (0)20 7034 4869.
Email: peter.cunliffe@acuitus.co.uk

Harry Woolley
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: harry.woolley@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Co-Op Group Legal Department
Third Floor, Holyoake House, Hanover Street
Manchester M60 0AS
Tel: +44 (0)161 827 6967 Fax: +44 (0)161 834 3147.
Email: elizabeth.morris@co-operative.coop.
Ref: Elizabeth Morris.

