

lot 47

## 25 High Street West Glossop, Derbyshire SK13 8AZ

Rent  
**£26,001**  
per annum  
exclusive

Freehold Retail and Virtual Freehold  
Residential Investment

- Shop let to Greggs plc on a 10 year lease
- Located in a Historic Market Town next to the Peak District National Park

- June 2015 Review outstanding
- Nearby occupiers include Costa Coffee, Boots Opticians, Ladbroke's and Superdrug



### Location

Miles: 13.5 miles south-east of Manchester  
24 miles north-west of Sheffield  
Roads: B601, A57, M67 (Junction 4)  
Rail: Glossop Rail  
Air: Manchester Airport

### Situation

Glossop is a popular and historic Market Town located immediately west of the Peak District National Park on the A57, the principal route through the peak district between Manchester and Sheffield. The property is situated in a prominent corner location on the southern side of High Street West, at its junction with Market Street.

Nearby occupiers include Costa Coffee, Boots Opticians, Ladbroke's and Superdrug. The Howard Town Shopping Centre, with retailers such as Marks and Spencer, The Edinburgh Woollen Mill and Mountain Warehouse, is close by.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation at the front of the first floor. In addition, at the rear of the first floor there is a self-contained residential flat which is accessed from Market Street.

### 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	83.61 sq m (900 sq ft)	<b>GREGGS PLC (1)</b>	10 years from 16/06/2010 on a full repairing and insuring lease (3)	£26,000	15/06/2015 (2)
First (Front)	Ancillary	39.30 sq m (423 sq ft)				
First (Rear)	Residential	Not measured	<b>INDIVIDUAL</b>	999 years from 18/10/2013	£1	
<b>Totals</b>		<b>122.91 sq m (1,323 sq ft)</b>			<b>£26,001</b>	

(1) For the year ending 3rd January 2015, Greggs plc reported a turnover of £803,961,000, pre-tax profits of £49,743,000 and a total net worth of £241,982,000. (Source: riskdisk.com 28/10/2015)

(2) The lease provides for a tenant option to determine the lease on 16th June 2015, on giving 6 months' prior written notice. This option was not exercised by the tenant.

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

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@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:

**Hill Dickinson LLP**  
50 Fountain Street, Manchester M2 2AS.  
Tel: +44 (0)161 817 7290.  
Email: jonathan.dover@hilldickinson.com  
Ref: Jonathan Dover.