

lot 65

50 Ashburton Road
Newton Abbot, Devon TQ12 1NN

Rent
£12,750
per annum
exclusive

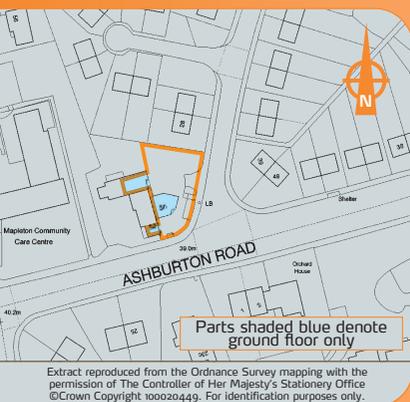
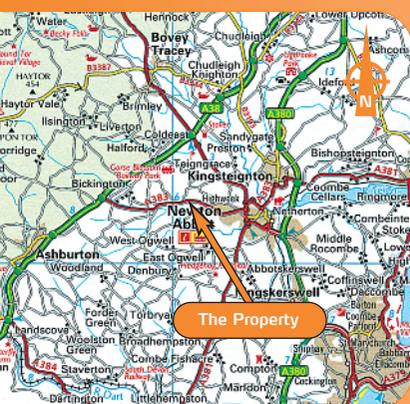
Convenience Store Investment

- Entirely let to T&S Stores Limited (a subsidiary of Tesco Plc) t/a One Stop Convenience Store

- Prominent roadside location within densely populated residential area
- Benefits from small service yard area



On behalf of
Joint LPA Receivers



Location

Miles: 15 miles south of Exeter
29 miles north-east of Plymouth
8 miles north-west of Torquay
Roads: A38, A380, A382
Air: Exeter International Airport

Situation

Newton Abbot is a popular market town in South Devon, just west of Dartmoor National Park. The property occupies a prominent corner position fronting both Ashburton Road (A383) and Greenaway Road, in a predominantly residential area just north-west of the town centre.

Description

The property comprises a self-contained ground floor corner retail unit with a small service yard area.

Tenure

Virtual Freehold. Held for a term of 999 years from 7th December 1995 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	128.76 sq m (1,386 sq ft)	T&S STORES LIMITED (1) (t/a One Stop Convenience Store) (2)	25 years from 30/11/1992	£12,750	29/11/2017
Totals		128.76 sq m (1,386 sq ft)			£12,750	

- (1) T&S Stores Limited is a wholly owned subsidiary of Tesco Plc. For the year ending 28th February 2015, T&S Stores Limited reported a total net worth of £573,589,000. (Source: Experian Group: 18/01/2016)
- (2) One Stop has been trading as a successful convenience franchise business for over 20 years and currently operates over 750 stores throughout England and Wales. (Source: www.openonestop.co.uk - 05/01/2016)

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@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:

DLA Piper
Victoria Square House, Victoria Square,
Birmingham B2 4DL
Tel: +44 (0)121 262 5648.
Email: charlotte.duce@dlapiper.com
Ref: Charlotte Duce.