

lot 8

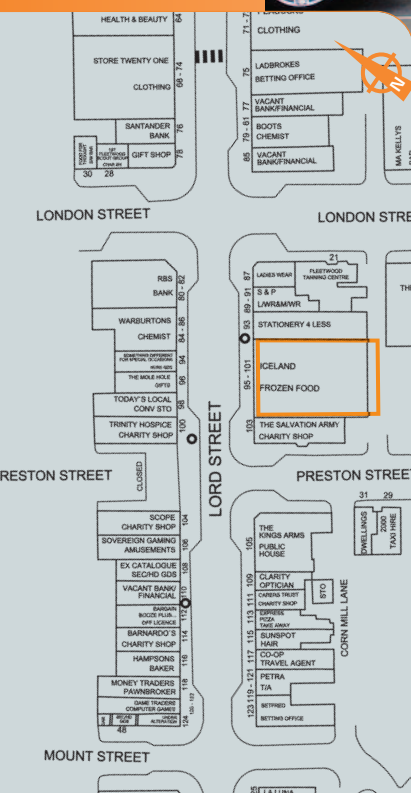
95-101 Lord Street Fleetwood, Lancashire FY7 6JZ

Rent
£53,742
per annum
exclusive

Freehold Supermarket Investment

- Let to Iceland Foods Limited until February 2030 (no breaks)
- 2025 tenant break option removed
- 5 yearly fixed rental increases at 2.5% per annum compounded

- Approximately 6,417 sq ft
- Nearby occupiers include Pizza Express, Boots the Chemist, Santander and KFC



Location

Miles: 8 miles north of Blackpool
21 miles north-west of Preston
57 miles north-west of Manchester
Roads: A585, A587, M55
Air: Blackpool Airport

Situation

The property occupies a prominent position on the southern side of Lord Street, between its junctions with Preston Street and London Street, in the heart of Fleetwood town centre. Nearby occupiers include Pizza Express, J D Wetherspoon, Boots the Chemist, KFC and branches of NatWest and Santander banks.

Description

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

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.	Fixed Rental Uplifts/(Reversion)
Ground	Supermarket/Ancillary	453.65 sq m (4,883 sq ft)	Iceland Foods Limited (1)	25 years from 28/02/2005 on a full repairing and insuring lease	£53,742 rising to £60,804 in Feb 2020 and to £68,794 in Feb 2025	28/02/2020 28/02/2025
First	Ancillary	142.51 sq m (1,534 sq ft)				
Totals		596.16 sq m (6,417 sq ft)			£53,742	

(1) For the year ending 27th March 2015, Iceland Foods Limited reported a turnover of £2,682,021,000, pre-tax profits of £58,794,000 and a total net worth of £709,630,000. (Source: Experian Group 04/04/2016).

NB: Please note that the property is also subject to a lease for an electricity substation for a term of 99 years from 25th December 1961 at a rent of £1 per annum.

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