

lot 75

24/26 High Street Persore, Worcestershire WR10 1BG

Rent
£36,000 per
annum
exclusive

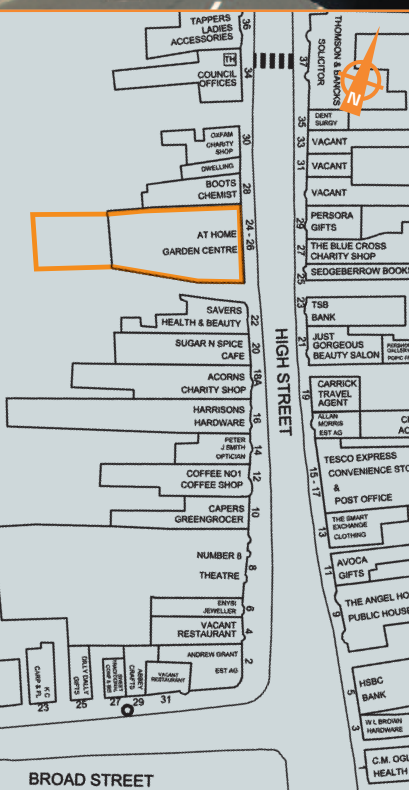
Freehold Retail Investment

- Entirely let to Waynes Foods Ltd (subsidiary of A.F Blakemore & Sons Ltd) until 2022
- Located in a historic and attractive market town

- Prominent position on the High Street
- Nearby occupiers include Boots the Chemist, Tesco Express and Holland & Barrett
- VAT free investment

On behalf of
Receivers

CBRE



Location

Miles: 10 miles south-east of Worcester
37 miles south of Birmingham
Roads: A44, A46, M5
Rail: Persore Rail Station
Air: Birmingham Airport

Situation

Persore is a market town located approximately 10 miles south-east of Worcester. The property is situated on the west side of the High Street. Nearby occupiers include Superdrug, Cheltenham and Gloucester Bank, Tesco Express and Holland & Barrett.

Description

The property comprises ground floor retail accommodation with additional storage areas at both ground and first floor. The unit provides office accommodation with canteen facilities on the first floor. At the rear of the premises there is a loading area with car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge 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.	Review/ (Reversion)
Ground	Retail/Ancillary	365.90 sq m (3,939 sq ft)	WAYNES FOODS LIMITED GUARANTEED BY CAPPER & CO (SUBSIDIARIES OF A.F BLAKEMORE & SON LTD) (1)	25 years from 08/09/1997 on a full repairing and insuring lease	£36,000	08/09/2017 (07/09/2022)
First	Ancillary	395.60 sq m (4,258 sq ft)				
Totals		761.50 sq m (8,197 sq ft)			£36,000	

(1) The tenant is not currently in occupation, but is up to date with their rental payments. Waynes Foods Limited and Capper & Co are both subsidiaries of A.F Blakemore & Son Ltd, who for the year ending 26th April 2015 reported a turnover of £1,275,954,000, pre-tax profits of £9,011,000 and a net worth of £62,838,000. (Source: Experian Group)

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby. **DENTONS**
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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