

lot 20

Rent
£226,281 per
annum
exclusive
with 5 yearly
fixed rental
increases

Aldi Supermarket, Entwisle Road Rochdale, Lancashire, OL16 2HZ

Prominent Supermarket Investment

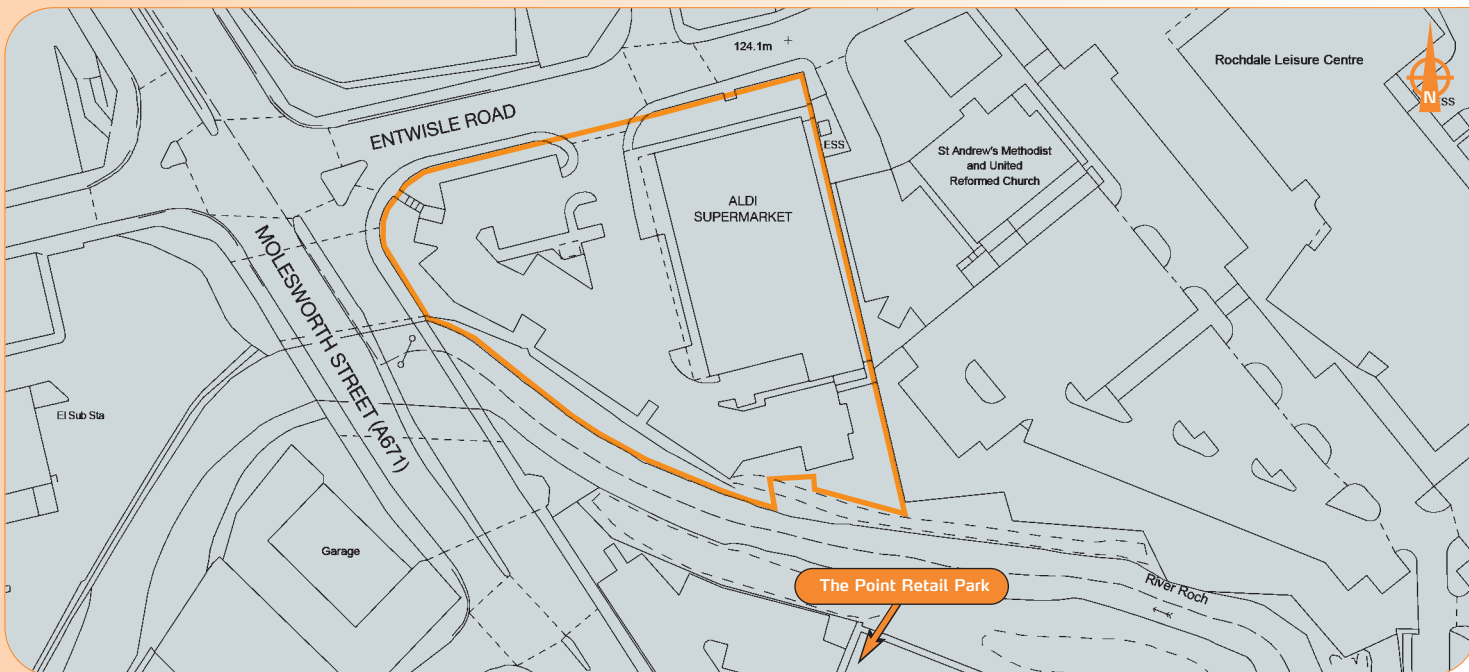
- Let to Aldi Stores Limited
- Lease expires June 2030 (subject to option)
- Fixed rental increase in June 2020 and five yearly thereafter

- Established out of town retail location close to The Point Retail Park
- Approximately 13,986 sq ft with good customer car parking



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Location

Miles: 14 miles north of Manchester
35 miles south-west of Leeds
Roads: A627, A671, M60, M62 (Junction 20)
Rail: Rochdale Railway Station
Air: Manchester Airport

Situation

The property is situated at the corner of Entwisle Road (B6266) and Molesworth Street (A671), in an established out of town retail location. The Point Retail Park is located nearby, housing retailers including TK Maxx and Home Bargains. Both The Wheatshaf Shopping Centre (0.5 miles) and Rochdale Exchange Shopping Centre (0.6 miles) in Rochdale town centre are located close by, housing occupiers including Wilko, Peacocks, Poundworld, Marks & Spencer and Home Bargains. Also located close by are Mitsubishi and Kia car showrooms and a Mecca Bingo.

Description

The property comprises a ground floor supermarket with customer car parking for about 100 cars.

Tenure

Long Leasehold. Held for a term of 125 years from 28th July 1989 from The Rochdale Borough Council at a peppercorn rent.

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	1299.30 sq m	(13,986 sq ft)	ALDI STORES LIMITED (1)	20 years from 24/06/2010 (2) on a full repairing and insuring lease	£226,281 rising to £256,015 in June 2020 and to £289,656 in June 2025	24/06/2020 24/06/2025 (23/06/2030)
Totals		1299.30 sq m	(13,986 sq ft)			£226,281	

(1) For the year ending 31st December 2014, Aldi Stores Limited reported a turnover of £6,893,256,000, pre-tax profits of £250,584,000 and a total net worth of £1,948,445,000 (Source: Experian Group 09/06/2016)

(2) The lease is subject to a tenant only option to determine on 24th June 2025, subject to not less than 6 months' prior written notice.

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