

15-25 Market Street Shaw, Oldham OL2 8NR

lot 48

Freehold Retail Investment

- Let to Bejam Group Limited t/a Iceland until 2030 (no breaks) with guarantee
- 2025 tenant break option removed
- 5 yearly fixed rental increases
- Nearby occupiers include Boots the Chemist, Barclays Bank and Tesco Express

Rent
£84,961
per annum
exclusive
(2) Rising to
£96,125
p.a.x. in
2025



Location

Miles: 10 miles north-east of Manchester
30 miles south-west of Leeds
Roads: A627, M62
Air: Manchester Airport

Situation

Shaw is situated some 10 miles north-east of Manchester City Centre and benefits from excellent links via the M62. The property is situated on the east side of Market Street, the principal retailing pitch in Shaw and at its junction with Horton Square. Nearby occupiers include Boots the Chemist, Barclays Bank and Tesco Express.

Description

The property comprises retail accommodation on the ground floor 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.	Reviews
Ground	Retail	724.17 sq m (7,795 sq ft)	BEJAM GROUP LIMITED t/a Iceland GUARANTEED BY ICE ACQUISITIONS LTD	25 years from 28/02/2005 until 2030	£84,961 (2) Rising to £96,125 in Feb 2025	28/02/2020 (2) 28/02/2025
First	Ancillary	392.03 sq m (4,220 sq ft)				
Totals		1,116.20 sq m (12,015 sq ft)			£84,961	

- (1) Bejam Group Limited was incorporated in 1967 (Source: www.riskdisk.com). Iceland trades from over 860 stores nationwide (Source: www.iceland.co.uk).
- (2) Under the terms of the lease, the current rent reserved is £75,093 per annum exclusive. The lease provides for a fixed increase in the rent to £84,961 per annum exclusive on 28th February 2020 and £96,125 per annum exclusive on 28th February 2025. The seller will pay the buyer the difference between the current rent reserved of £75,093 per annum exclusive and £84,961 per annum exclusive from completion of the sale until 28th February 2020.

For further details please contact:

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Buyer's Legal Report Service

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