

lot 79

44-46 Bradshawgate Leigh, Lancashire WN7 4LA

Rent
£55,493.08
per annum
exclusive
Rising to a
minimum of
£59,782 p.a.x
in 2020 (2)

Freehold retail Investment

- Let to Heron Foods Ltd on a 15 year lease until 2025 (Tenant option to renew until 2040)
- Heron Foods Ltd was incorporated in 1978 and has reported profits for the last 27 years

- Guaranteed rental increases with Rent Reviews linked to Consumer Price Index (CPI) (subject to a minimum of 1.5% and a maximum of 3.5%)
- Neighbouring occupiers include Boots the Chemist, Superdrug, McDonald's and New Look



Location

Miles: 14 miles west of Manchester
25 miles north-east of Liverpool
Roads: A579, A580, M6
Air: Manchester Airport

Situation

The property is situated in a prominent trading position on the south side of pedestrianised Bradshawgate some 100 metres north of the Spinning Gate Shopping Centre. Neighbouring occupiers include Boots the Chemist, Superdrug, McDonald's and New Look.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor and benefits from rear access.

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.	Review
Ground	Retail	164.90 sq m	(1,775 sq ft)	HERON FOODS LIMITED (1)	15 years from 23/12/2010 until 2025 with a tenant option to renew until 2040 on a full repairing and insuring lease	£55,493.08 (2)	Rental increases linked to CPI (subject to minimum of 1.5% and a maximum of 3.5%) 5 yearly annually compounded
First	Ancillary	98.57 sq m	(1,061 sq ft)				

Totals **263.47 sq m (2,836 sq ft)** **£55,493.08 (2)**

- (1) Heron Foods Limited was incorporated in 1978 and operates from some 240 outlets nationally. In some 27 years of trading Heron Foods Ltd have always reported annual profits. For the year ending 27th December 2014, Heron Foods Limited reported a turnover of £255,138,454, pre-tax profits of £1,908,478 and a total net worth of £28,145,411. (Source: www.riskdisk.com 05/09/2016).
- (2) The lease provides for rental increases linked to CPI (subject to a minimum of 1.5% and a maximum of 3.5%) 5 yearly annually compounded. Therefore the property will produce a minimum of £59,782 per annum exclusive from 23/12/2020.

For further details please contact:

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