

lot 56

90 High Street Annan, Dumfries and Galloway DG12 6DJ

Rent
£9,000 per
annum
exclusive

Heritable Retail Investment

- Let to Superdrug Store Plc (t/a Savers Health & Beauty) until 2020 (subject to option)
- Prominent position on High Street

- Nearby occupiers include Boots, Thomas Cook and William Hill



On Behalf of a
Major Fund Manager



Location

Miles: 16 miles south-east of Dumfries
18 miles north-west of Carlisle
Roads: B721, A75, A74 (M) (Junction 22)
Rail: Annan Rail
Air: Carlisle Airport

Situation

Annan is a popular town in south west Scotland 8.5 miles from the English border. The property is situated on the northern side of the High Street which is home to occupiers including Boots, Thomas Cook and William Hill.

Description

The property comprises a ground floor retail unit which forms part of a larger building.

Tenure

Heritable (Scottish Equivalent of English 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.	Reversion
Ground	Retail	256.78 sq m (2,764 sq ft)	SUPERDRUG STORES PLC (1) (t/a Savers Health & Beauty)	5 years from 09/10/2015 (3)	£9,000	10/10/2020
Total		256.78 sq m (2,764 sq ft)			£9,000	

(1) For the year ending 26 December 2015, Superdrug Stores Plc reported a turnover of £1,105,002,000, pre-tax profits of £56,842,000 and a total net worth of £50,149,000. (Source: Experian Group 09/11/2016)

(2) Savers currently have 300 stores trading throughout England, Wales, Scotland and Northern Ireland with over 3,000 people working for the company. Savers and Superdrug are part of the AS Watson group which is the largest international health and beauty retailer in Asia and Europe with over 12,800 stores in 25 markets. (Source: www.aswatson.com 09/11/2016)

(3) The lease provides an option to determine on 10/10/2018.

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