

# Lot 3

£40,100 per annum exclusive

## 36 & 36A High Street, Grantham, Lincolnshire NG31 6PH

Freehold Retail Investment



### Key Details

- Let to tenants trading as Thomson and Ladbrokes
- Thomson in occupation since at least 1990 and Ladbrokes in occupation since at least 2000
- Prominent position in historic market town
- Close to the Isaac Newton and The George Shopping Centres
- Nearby occupiers include WH Smith, Boots the Chemist, Vision Express, Costa, Prezzo and Morrisons Supermarket

On Behalf of Insolvency Practitioners

**Deloitte**

### Location

Miles: 25 miles east of Nottingham  
33 miles north-east of Leicester  
36 miles north of Peterborough

Roads: A1, A52, M1

Rail: Grantham Railway Station (approx. 60 mins to London King's Cross)

Air: East Midlands Airport

### Situation

The property is prominently situated in the heart of the town centre on the east side of the High Street equidistant between The George Shopping Centre and the Isaac Newton Shopping Centre, anchored by Morrisons Supermarket. Other nearby occupiers include WH Smith, Boots the Chemist, Vision Express, Costa and Prezzo.

### Description

The property comprises two ground floor retail units with ancillary accommodation on the first floor. There is no current access to the first floor of 36A High Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

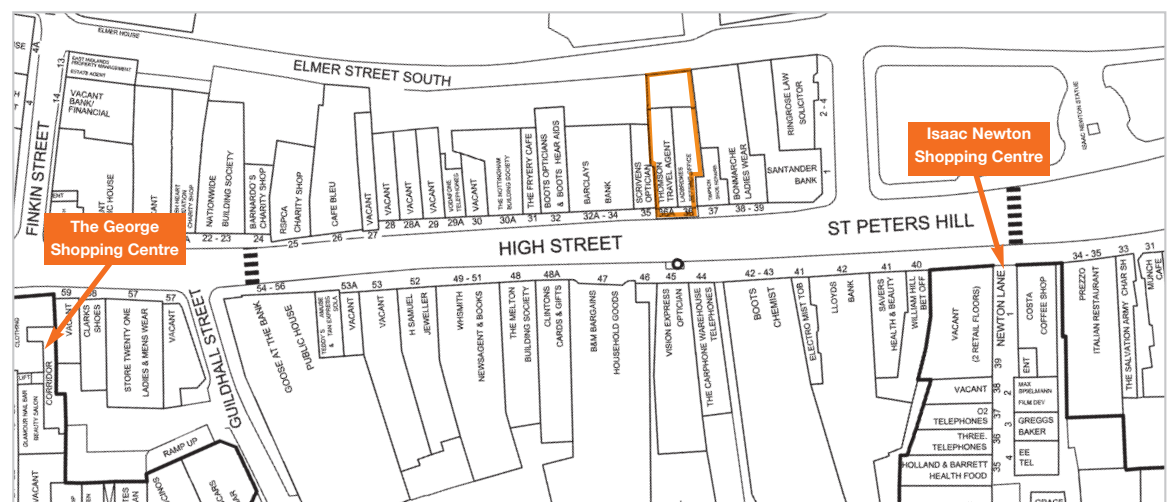
### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
36	Ground First	Retail/Ancillary	80.62 sq m (868 sq ft) 57.10 sq m (615 sq ft)	TUI UK RETAIL LIMITED (1) (t/a Thomson)	5 year lease renewal from 30/11/2016 (2)	£16,200	(29/11/2021)
36A	Ground First	Retail/Ancillary	92.08 sq m (991 sq ft) No Access	LADBROKES BETTING AND GAMING LIMITED (3)	15 years from 25/03/2010	£23,900	25/03/2020 (24/03/2025)
<b>Totals</b>			<b>229.80 sq m (2,474 sq ft)</b>			<b>£40,100</b>	

- (1) For the year ending 30th September 2015, TUI UK Retail Limited reported a turnover of £199,000,000, pre-tax profits of £8,000,000 and a total net worth of £8,000,000 (Source: Experian Group 16/01/2017).
- (2) The lease is subject to a tenant option to determine on 29th November 2019.
- (3) For the year ending 31st December 2015, Ladbrokes Betting and Gaming Limited reported a turnover of £830,679,000, pre-tax profits of £49,866,000 and a total net worth of £1,191,903,000 (Source: Experian Group 16/01/2017).



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**Jo Seth-Smith**  
+44 (0)20 7034 4854  
jo.seth-smith@acuitus.co.uk

**Acuitus**  
**Will Moore**  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Buyer's Legal Report Service: Dentons**  
**Greg Rigby**  
+44 (0)20 7329 3968  
greg.rigby@dentons.com

**Seller's Solicitors: Olswang LLP**  
**Gaye King**  
+44 (0)20 7071 7341  
gaye.king@olswang.com