

lot 37

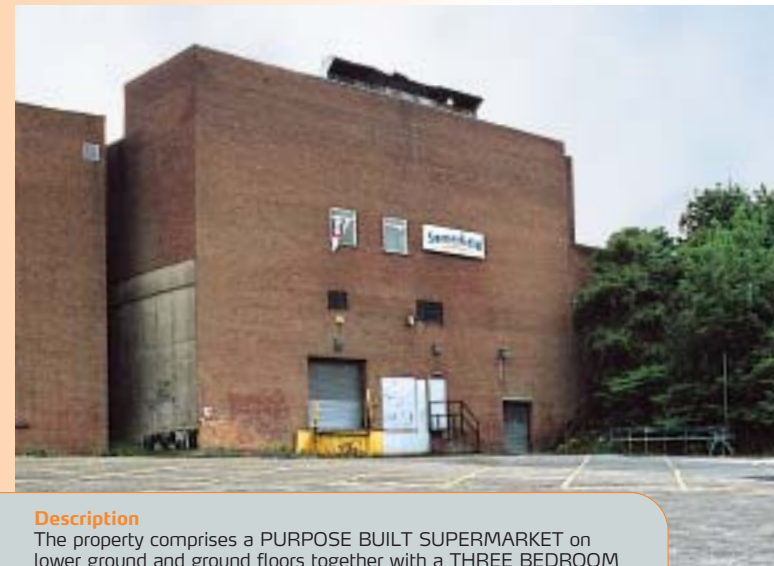
**Somerfield Supermarket, 10 Market Street  
Heanor, Derbyshire DE75 7NR**

Rent  
**£85,000**  
per annum  
exclusive

**Freehold Supermarket Investment**

• Let to Somerfield Property Company Limited (now part of The Co-Operative Group)

- Neighbouring occupiers include Boots the Chemist, NatWest and Lloyds TSB
- Central trading location



**Location**

Estimated District Population: 25,000  
Miles: 9 miles north-east of Derby  
10 miles north-west of Nottingham  
Roads: M1, A38, A610  
Rail: Langley Mill Rail  
Air: Birmingham International Airport,  
Manchester International Airport

**Situation**

The property is centrally situated in a good trading location on the north side of the busy Market Street which is the principal shopping street in the town. Nearby occupiers include Boots the Chemist, NatWest and Lloyds TSB.

**Description**

The property comprises a PURPOSE BUILT SUPERMARKET on lower ground and ground floors together with a THREE BEDROOM FLAT on the first floor. There is pedestrian and service access to the rear of the building adjacent to a large public car park.

**Tenure**

Freehold.

**VAT**

VAT is applicable on this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Gross Frontage		18.70 m (63' 5")	<b>SOMERFIELD PROPERTY COMPANY LIMITED (1)</b> (now part of The Co-Operative Group)	35 years from 07/12/1980 on a full repairing and insuring lease	£85,000	07/12/2015
Net Frontage		18.30 m (60' 1")				
Shop Depth		48.70 m (159' 9")				
Basement	Ancillary	430.79 sq m (4,637 sq ft)				
Ground	Retail	912.86 sq m (9,826 sq ft)				
First (Front)	Residential - 3 Bedrooms	67.07 sq m (722 sq ft)				
First (Rear)	Plant Room	78.90 sq m (849 sq ft)				
<b>Totals</b>		<b>1,489.62 sq m (16,034 sq ft) (2)</b>			<b>£85,000</b>	

(1) For the year ending 02/05/2009 Somerfield Property Company Limited reported a turnover of £43,739,000, a pre-tax profit of £84,272,000 and a net worth of £462,110,000. (Source: riskdisk.com 08/06/2010) The Co-Operative Group, the UK's largest mutual retailer, has completed its £1.55bn acquisition of the Somerfield Supermarket chain. (Source: www.co-operative.coop 02/03/2009) (2) The areas for the basement, ground and first floor plant room were utilised by independent expert at a previous rent review.

**For further details please contact:**

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