

Lot 14

£38,000 per annum
exclusive

Heron Foods, Front Street, Sacriston, Durham, County Durham DH7 6JT

Freehold Retail Investment



Key Details

- Entirely let to Heron Foods Limited on a new 15 year lease from completion
- **Guaranteed Rental Increases with Rent Reviews linked to Consumer Price Index (CPI)** (subject to a minimum of 1% and a maximum of 3%)
- **Substantial building totalling approximately 1,249.50 sq m (13,450 sq ft) with adjoining car park**
- **Neighbouring occupiers include Tesco Express, William Hill and Post Office**

On behalf of



Location

Miles: 4 miles north-west of Durham City Centre
15 miles south of Newcastle
Roads: A1(M), A691, A167
Rail: Durham Railway Station
Air: Newcastle International Airport

Situation

The property is situated on the west side of busy Front Street in the heart of Sacriston, adjacent to the Fulforth Community Centre and Sacriston Cricket Club. Neighbouring occupiers include Tesco Express, William Hill and The Post Office.

Description

The property comprises a substantial ground floor supermarket with ancillary accommodation on the first floor. The property also benefits from a loading bay and a customer car park to the side of the property for approximately 18 cars.

Tenure

Freehold.

VAT

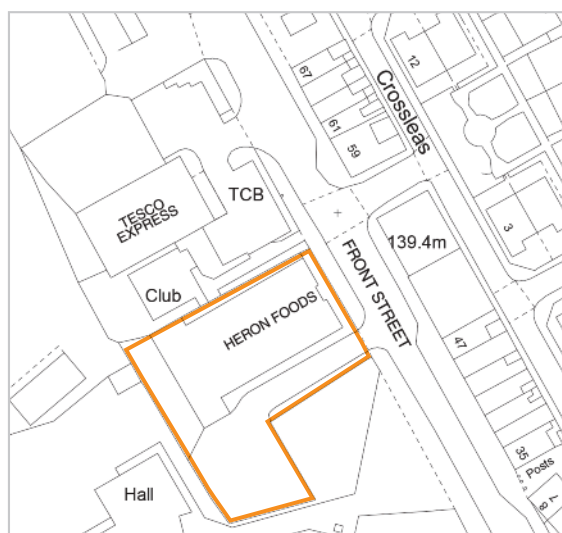
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	749.70 sq m	(8,070 sq ft)	HERON FOODS LIMITED (1)	15 years from completion on a full repairing and insuring lease	£38,000	Rental increases linked to CPI (subject to minimum of 1% and a maximum of 3%) 5 yearly annually compounded
First	Ancillary	499.80 sq m	(5,380 sq ft)				
Total		1,249.50 sq m (13,450 sq ft)				£38,000	

(1) Heron Foods Ltd was incorporated in 1978 and operates from some 250 outlets nationwide. For the year ending 31/12/2015, Heron Foods Ltd reported a turnover of £252,520,329, pre-tax profits of £1,854,186 and a total net worth of £30,228,203 (Source: Experian Group 24/04/2017).



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