

# Lot 41

£190,000 per annum  
exclusive

## Sainsbury's Supermarket, 30 Holyrood Street, **Chard, Somerset TA20 2AJ** Freehold Supermarket Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail Ancillary	1,616.85 sq m 82.52 sq m	(17,404 sq ft) (888 sq ft)	SAINSBURY'S SUPERMARKETS LTD (1)	10 years from 25/12/2013 on a full repairing and insuring lease (2) (3)	£190,000	25/12/2018 (24/12/2023)
Total		1,699.37 sq m	(18,292 sq ft)			£190,000	

- (1) For the year ending 12th March 2016, Sainsbury's Supermarkets Ltd reported a turnover of £23,168,000,000, pre-tax profits of £406,000,000 and a total net worth of £4,458,000,000 (Source: Experian Group 20/04/2017).  
(2) The lease provides for a tenant option to determine the lease on 24/12/2018 subject to 9 months' written notice.  
(3) The lease provides for a tenant option to renew the lease for a term of 10 years from 25/12/2023.



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### Key Details

- Entirely Let to Sainsbury's Supermarkets Ltd
- Approximately 1,699.37 sq m (18,292 sq ft)
- Approximate site area of 0.21 hectares (0.51 acres)
- Nearby occupiers include New Look, Boots the Chemist, Superdrug and Holland & Barrett

### Location

**Miles:** 13 miles south-east of Taunton  
30 miles north-east of Exeter  
53 miles south-west of Bristol  
**Roads:** M5, A303, A358  
**Rail:** Axminster Railway Station  
**Air:** Exeter Airport, Bristol Airport

### Situation

Chard is an attractive town situated on the edge of the Blackdown Hills which is in an Area of Outstanding Natural Beauty. The property is situated on the west side of Holyrood Street in the town centre, close to Fore Street, the town's principal retailing street. Nearby occupiers include New Look, Boots the Chemist, Specsavers, Superdrug and Holland & Barrett.

### Description

The property comprises a substantial detached supermarket of approximately 1,699.37 sq m (18,292 sq ft) with an approximate site area of 0.21 hectares (0.51 acres). The property also benefits from a rear service yard with car parking and a loading bay and there is a substantial public car park adjacent to the property for approximately 150 cars. There is an electricity substation on the site.

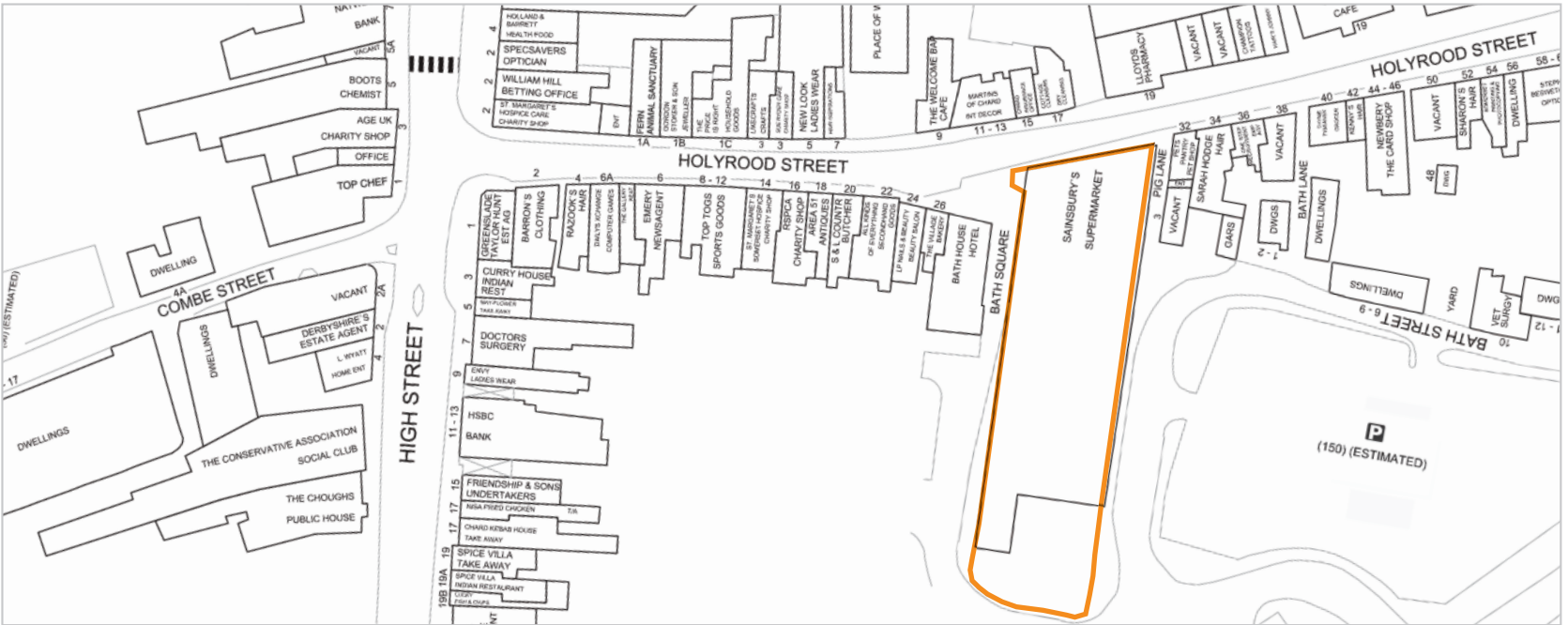
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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