

Lot 18

£167,750 per annum
exclusive

Wilko, 74/76 Cotton Street, Castle Douglas, Dumfries and Galloway DG7 1AN Substantial Heritable Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	2,377.35 sq m	(25,590 sq ft)	WILKO RETAIL LIMITED (1)	18 years from 29/09/2008 on a full repairing and insuring lease	£167,750	28/09/2026 (2)
First	Retail	227.98 sq m	(2,454 sq ft)				
Totals		2,605.33 sq m	(28,044 sq ft)			£167,750	

(1) Wilko Retail is a wholly owned subsidiary of Wilkinsons Hardware Stores Limited that operate from over 400 outlets nationwide. For the year ending 28th January 2017, Wilko Retail Limited reported a turnover of £1,512,763,000, a pre-tax profit of £5,198,000 and a total net worth of £142,450,000 (Source: Experian Group 7/11/2017).


(2) The initial lease period was for a duration of 12 years from 2008. The lease extension was signed by the tenant in 2016 extending the lease term until 28th June 2026.

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Key Details

- Let to Wilko Retail Limited on an extended lease until 2026
- Parking for over 100 cars
- Approximate site area of 0.67 hectares (1.66 acres) and approximate site coverage of 35%
- Nearby occupiers include Co-operative Food, TSB Bank and M&Co

On Behalf of 

Location

Miles: 18 miles west of Dumfries
53 miles east of Stranraer
45 miles north-west of Carlisle
83 miles south-west of Glasgow

Roads: A75, A713, A745

Rail: Dumfries Railway Station

Air: Carlisle Airport

Situation

Castle Douglas is an affluent town and popular tourist destination in Dumfries and Galloway in the South West of Scotland. Dumfries, the largest town in the area, is located approximately 20 miles to the north-east via the A75, while Carlisle is located some 53 miles east and Glasgow 83 miles north. The property is prominently situated on the north-east side of Cotton Street, one block from King Street, the town's principal retail thoroughfare. Nearby occupiers include Co-operative Food, located on an adjacent site, while on King Street occupiers include TSB Bank and M&Co.

Description

The property comprises a purpose built former supermarket which accommodates substantial retail accommodation on the ground floor. There is ancillary accommodation on the first floor accessed by a staircase and a 5 person passenger lift. The property benefits from a yard area and a car park accommodating approximately 100 car parking spaces.

Tenure

Heritable (Scottish equivalent of English freehold).

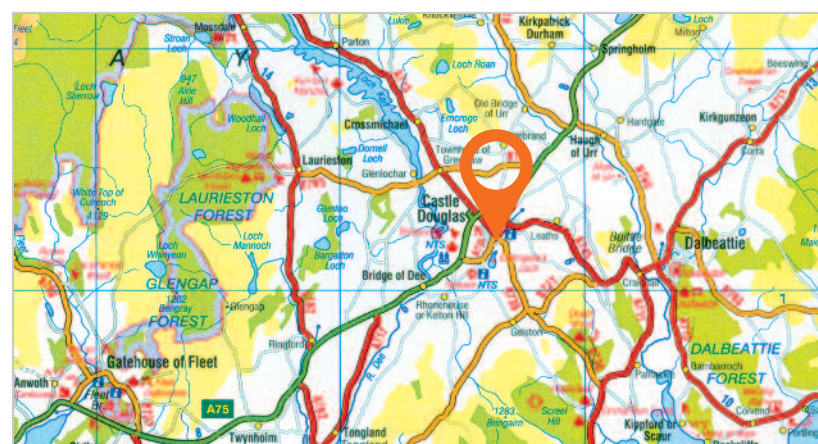
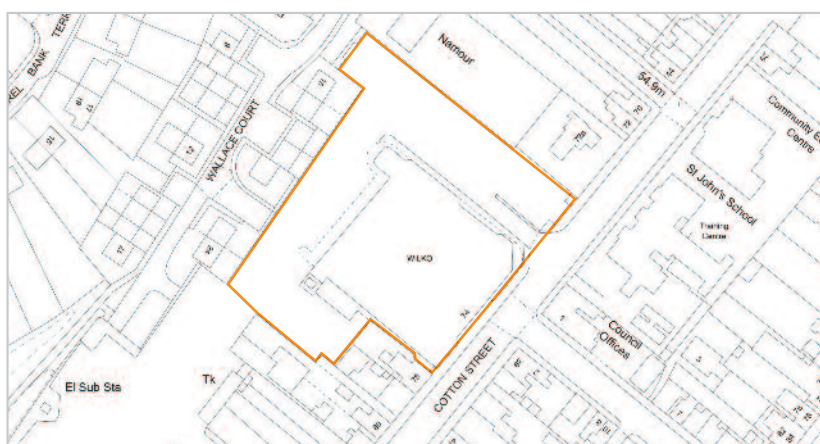
VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Jarvis (0131 552 5191).

Six Week Completion



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Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Acuitus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Seller's Solicitors: Brodies LLP
Finlay Campbell
+44 (0)131 656 3738
finlay.campbell@brodies.com