

# Co-op, Main Road, Cardross, Dumbarton G82 5PD

Heritable Index-Linked Supermarket Investment





#### Key Details

- Let to Co-operative Group Food Limited until 2032 (no breaks)
- · Five yearly CPI linked rental increases (minimum 1% p.a. and maximum 3% p.a. compounded)
- · Recently redeveloped supermarket

· Affluent Glasgow commuter location

#### Location

- Miles: 24 miles west of Glasgow 3 miles west of Dumbarton 4 miles east of Helensburgh Roads: M8, A82, A814
- Cardross Railway Station Rail: Air: Glasgow International Airport

#### Situation

Cardross is an affluent Glasgow commuter location, just 24 miles north-west of Glasgow. Cardross benefits from excellent communications, being situated on the A814 trunk road which leads to the A82, M8 and Glasgow City Centre. Cardross railway station provides a direct approximate journey time to Glasgow Queens Street station of 30 minutes. The property is located in a prominent corner position at the junction of Main Street and Barrs Road, within a densely populated residential area.

#### Description

The property, a recently redeveloped former hotel with a newly constructed extension, comprises a ground floor local supermarket with a residential flat on the first floor which is not included in the sale

#### Tenure

Hertitable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.



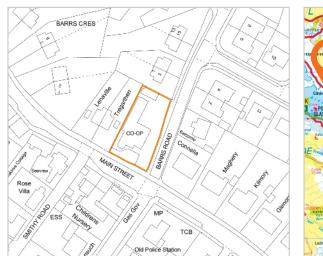
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews	
Ground	Retail/Ancillary	288 sq m	(3,100 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (1)	15 years from 10/04/2017 until 09/04/2032 on a full repairing and insuring lease (2)	£45,500	10/04/2022 and five yearly (3)	
Total					£45.500			

(1) The Co-operative is the UK's fifth largest food retailer, with over 2,500 stores (www.co-operative.coop). For the year ending 2nd January 2016, Co-operative Group Food Limited reported a turnover of £6,475,500,000, pre-tax profits of -£429,600,000 and a total net worth of £1,385,500,000 (Source: Experian Group 08/11/2017).

(2) The tenant has an option to extend the lease for a further 10 years at expiry in 2032.

(3) The rent reviews are five yearly and linked to the Consumer Price Index (CPI), with a minimum of 1% per annum and a maximum of 3% per annum compounded.





Extract reproduced from the Ordnance Acuitus Acuitus

Mhairi Jarvis +44 (0)131 552 5191 mhairi.jarvis@acuitus.co.uk Will Moore +44 (0)20 7034 4858 will.moore@acuitus.co.uk

of Her Majesty's Statio

Seller's Solicitors: Peterkins, Robertson and Paul Solicitors **David Morris** +44 (0)141 331 1050 davidmorris@prp-legal.co.uk