

31 Cattlemarket, Loughborough, Leicestershire LE11 3DL

Freehold Retail Investment

Lot 35

£48,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	192.61 sq m (2,073 sq ft)	FARMFOODS	5 years from 15/12/2017	£48,500
First	Ancillary	170.10 sq m (1,831 sq ft)	LIMITED (1)	on a full repairing and insuring lease	
Total		362.71 sq m (3,904 sq ft)			£48,500

(1) Farmfoods has now grown to occupy more than 300 stores and four distribution centres nationwide, with around 4,000 employees. For the year ending 31st December 2016, Farmfoods Limited reported a turnover of £669,201,000, pre-tax profits of £9,238,000 and a total net worth of £91,650,000 (Sources: www.farmfoods.co.uk and Experian Group 28/11/2017).

Key Details

- Let to Farmfoods Limited
- Lease renewal from December 2017
- Tenant in occupation for over 30 years
- Nearby occupiers include Primark, Boots the Chemist, Costa, Caffè Nero, Barclays, NatWest and HSBC banks and Odeon Cinema
- VAT-free Investment

Location

Miles: 12 miles north of Leicester
5 miles south of Nottingham
40 miles north-east of Birmingham

Roads: A6, M1 (Junction 23)

Rail: Loughborough Railway Station

Air: East Midlands Airport
Birmingham Airport

Situation

The property is situated in a prominent position on the west side of pedestrianised Cattlemarket in Loughborough town centre, close to Market Place and some 80 metres south of the Carillon Court Shopping Centre. Nearby occupiers include Primark, Boots the Chemist, Costa, Poundland, Superdrug, Caffè Nero, Greggs and Odeon Cinema. Please note Thomas Cook no longer occupy 32 Cattlemarket. Loughborough Town Hall is located diagonally opposite the property.

Description

The property comprises a well configured ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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