

14 High Street, Tain, Ross-shire IV19 1AE

Heritable Convenience Store and Office Investment

Lot 48

£25,000 per annum
exclusive with offices
to be let



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	324.30 sq m	(3,490 sq ft)	CO-OPERATIVE	20 years from	£25,000	Fixed uplifts in 2025 and 2030
Lower Ground	Retail	42.80 sq m	(461 sq ft)	GROUP FOOD	01/01/2015 until		
Basement	Storage	86.45 sq m	(931 sq ft)	LIMITED (1)	01/01/2035 (2) on a full repairing and insuring lease (3)		
First	Office	91.20 sq m	(981 sq ft)	VACANT			
Second	Office	not measured		POSSESSION			
Third	Office	not measured					
Totals (excluding second and third floors)		544.75 sq m	(5,863 sq ft)			£25,000	

- (1) The Co-operative Group are the UK's fifth largest food retailer operating across the country with over 2,800 local convenience and medium stores (Source: www.co-operative.coop).
- (2) The lease provides for a tenant option to determine on 01/01/2025 and 01/01/2030 with 6 months' prior written notice, subject to a 6 month penalty on exercising these breaks.
- (3) The lease is full repairing and insuring subject to a Schedule of Condition.

Key Details

- Let to Co-operative Group Food Limited until 2035 (subject to option)
- Fixed rental uplifts in 2025 to £30,000 and in 2030 to £35,000
- Includes three floors of self-contained offices with Vacant Possession
- Neighbouring occupiers include RBS, TSB Bank, Post Office and a number of local traders

Location

Miles: 24 miles north of Inverness
132 miles north of Edinburgh
Roads: B9174, A9
Rail: Tain Railway Station
Air: Inverness Airport

Situation

Tain is an attractive town located in the Highlands, 24 miles north of Inverness on the east side of the A9. The property is prominently situated on the south side of High Street (B9174), opposite the junction with Market Street in the town centre. Neighbouring occupiers include RBS, TSB Bank, Post Office and a number of local traders.

Description

The property comprises ground and lower ground floor convenience store accommodation with basement storage accommodation. The first, second and third floors comprise vacant self-contained office accommodation, accessed via the front of the property. The property also benefits from a shared yard at the rear accessed via Bank Street.

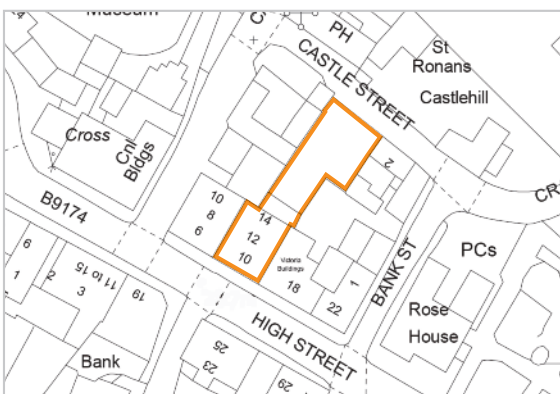
Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six Week Completion



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