

# 9 Bank Street, Rawtenstall, Lancashire BB4 6QS

Freehold Retail Investment

**Lot 41**

£44,294.66 per annum  
exclusive (3)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary Ancillary	450.76 sq m 141.86 sq m	BOOTS UK LIMITED (1)	10 years & 3 days from 29/03/2013 on a full repairing and insuring lease	£44,294.66 (2) with annual increases (3)	31/03/2023
<b>Total</b>					<b>£44,294.66</b>	

- (1) For the year ending 31st August 2016, Boots UK Limited reported a turnover of £6,876,000,000, pre-tax profits of £523,000,000 and a total net worth of £1,204,000,000 (Source: Experian Group 17/01/2018). Boots is the UK's leading pharmacy-led health and beauty retailer, with around 2,500 stores in the UK, ranging from local community pharmacies to large destination health and beauty stores. Boots UK is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise (Source: www.boots-uk.com 23/02/2018).
- (2) The tenant is currently benefiting from a rent free period expiring 28/02/2019 in exchange for removing the 2020 break option. The seller has agreed to adjust the completion monies so that the unit effectively produces £44,294.66 from the completion of the sale.
- (3) The lease provides for annual fixed rental increases of 1.5%. The rent will therefore increase to £44,959.08 p.a.x on 01/04/2019, £45,633.47 p.a.x on 01/04/2020, £46,317.97 on 01/04/2021 and £47,012.74 on 01/04/2022.

### Key Details

- Let to Boots UK Limited until 2023 (no breaks)
- Fixed 1.5% annual rental increases rising to £47,012.74 in 2022 (3)
- 2020 break option removed
- Nearby occupiers include Halifax, Santander, Ladbrokes and Asda

### On Behalf of Trustees

#### Location

Miles: 17 miles north of Manchester  
Roads: A682, A56, M65 (Junction 8)  
Air: Manchester Airport

#### Situation

Rawtenstall is an attractive town located in the Rossendale Valley in Lancashire. The property is located on Bank Street in Rawtenstall's main retailing location in the town, adjacent to the A682. Nearby occupiers include Halifax, Santander and Ladbrokes. The location benefits from street parking on Bank Street to the front of the property and the Town Hall Car Park to the rear.

#### Description

The property comprises ground floor retail accommodation with first floor ancillary accommodation and benefits from loading to the rear. The tenant operates an NHS licensed pharmacy from the unit.

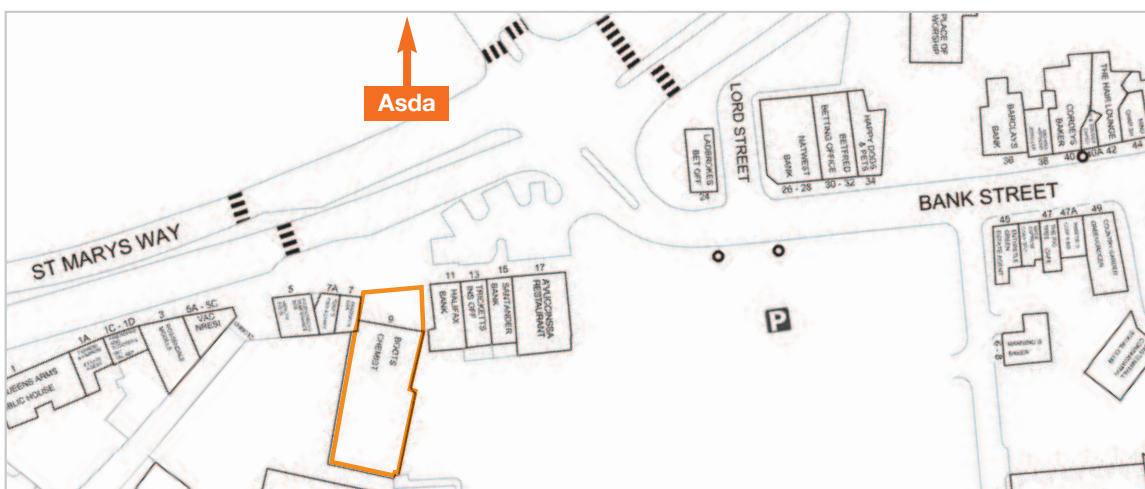
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Gowling WLG**  
Heather Manning  
+44 (0)121 393 0806  
heather.manning@gowlingwlg.com