

Lot 21

£181,698 per annum
exclusive
(agreed at January
2018 Rent Review)

Aldi Supermarket (and Units 1-6 Parkside Shopping Centre), Killamarsh, near Sheffield, South Yorkshire S21 1FY

Freehold Supermarket Investment



Tenancy and accommodation

Lot 21

£181,698 per annum exclusive (agreed at January 2018 Rent Review)

Key Details

- Predominantly let to Aldi Stores Limited
- Supermarket lease expires July 2033 (subject to option)
- 5 yearly RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
- Approximately 1.6 acre site with excellent parking provisions

Location

Miles: 7 miles south-east of Sheffield City Centre
8 miles west of Worksop
Air: Doncaster Sheffield Airport

Situation

The property forms part of Parkside Shopping Centre and is situated on the western side of Stanley Street, which connects to Sheffield Road to the north. A Co-operative Food supermarket and the town's Council offices and library are located close by.

Description

The property comprises a large and modern purpose built supermarket arranged on the ground floor only, along with a parade of retail units and a health centre let on a long lease. The property benefits from car parking for approximately 73 cars, with a site area of approximately 1.6 acres.

Tenure

Freehold.

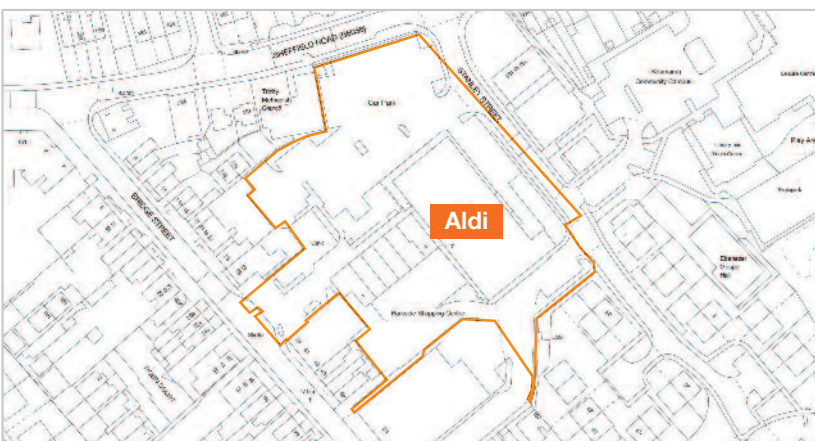
VAT

VAT is applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Supermarket	1,414.00 sq m (15,220 sq ft)	ALDI STORES LIMITED (1)	20 years from 21/07/2013 until 20/07/2033 (2) on a full repairing and insuring lease	£181,698	RPI linked review on 21/01/2023 and five yearly thereafter (3)
Units 1-6 & Health Centre	Retail/Health Centre	-	(-) SHEET ANCHOR EVOLVE LIMITED	250 years from 22/11/2013 until 21/11/2263	Peppercorn	-
Total		1,414.00 sq m (15,220 sq ft)			£181,698	

- (1) For the year ending 31st December 2016, Aldi Stores Limited reported a turnover of £8,744,385,000, pre-tax profits of £214,795,000 and a total net worth of £2,321,983,000. Aldi operate from over 620 stores in the UK and Ireland (Sources: Experian Group and www.aldisuppliers.co.uk 27/04/2018).
- (2) The lease provides for a tenant option to determine on 21st January 2028.
- (3) The rent is reviewed to RPI capped and collared at 1% and 3% per annum and compounded five yearly.



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