

Lot 65

£40,000 per annum
exclusive (2)

Co-op, Kinmundy Road, Peterhead, Aberdeenshire AB42 2AE

Heritable Index-Linked Supermarket Investment



Key Details

- Modern standalone foodstore let to Co-operative Group Food Limited until July 2029
- 5 yearly rental increases in line with RPI (minimum 1% maximum 4%)
- Prominent roadside position with generous car parking to the front of the property
- Neighbourhood foodstore located in established residential area

Location

Miles: 30 miles north-east of Aberdeen
Roads: A950, A90
Rail: Aberdeen Railway Station (30 miles south)
Air: Aberdeen International Airport

Situation

Peterhead is a busy fishing port located 30 miles north-east of Aberdeen. Kinmundy Road is approximately 1.5 miles west of the town centre and the harbour area. The immediate area is an extensive and well established and affluent residential area. The road links to the A90 half a mile to the west.

Description

The property comprises a modern purpose built foodstore with car parking for 16 cars. There is loading to the rear of the property.

Tenure

Heritable (Scottish equivalent of an English Freehold).

VAT

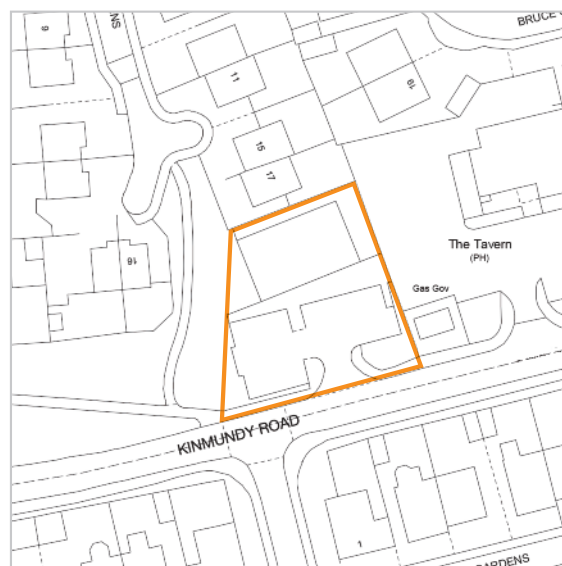
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	278.70 sq m	(3,000 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (1)	15 years from 14/07/2014 until 13/07/2029 on a full repairing and insuring lease	£40,000	14/07/2019 14/07/2024 (2)
Total		278.70 sq m	(3,000 sq ft)			£40,000	

- (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 30/04/2018).
- (2) The rent reviews are five yearly and linked to the Retail Price Index (RPI), to a minimum of 1% per annum and a maximum of 4% per annum compounded.



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