

Heron Foods, Wiltshire Road,
Derby, Derbyshire DE21 6EZ
Freehold Retail and Residential Investment

Lot 109

£45,750 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	381.30 sq m (4,104 sq ft)	HERON FOODS LIMITED (1)	15 years from 9th January 2015 until 2030 (2)	£45,000	09/01/2020 and 09/01/2025. Reviews linked to Retail Price Index.
Ground First	2 x retail units 3 x flats	Not Measured	VARIOUS	5 individual 999 year leases	£750 (3)	
Total		381.30 sq m (4,104 sq ft)			£45,750	

- (1) Heron Foods Limited was incorporated in 1978 and currently operates from 250 outlets nationwide. For the year ending 31st December 2016 Heron Foods Limited reported a turnover of £274,440,000, pre-tax profits of £8,727,000 and a total net worth of £34,544,000 (Source: Experian 21/9/2018).
- (2) The lease provides for a tenant option to determine the lease on 8th January 2025 subject to 6 months' notice.
- (3) The rent reserved under the terms of each 999 year lease is £150 per annum exclusive.

Key Details

- Let to Heron Foods Limited until 2030 (subject to option)
- 5 yearly rent reviews linked to Retail Price Index (RPI)
- Includes car parking

Location

Miles: 12 miles east of Nottingham
35 miles north-east of Birmingham
25 miles north-west of Leicester

Roads: A52, A38, M1

Rail: Derby Midland Railway Station

Air: East Midlands Airport

Situation

The property is situated in Chaddesden, a residential suburb less than 2 miles north-east of Derby city centre. The property lies on the east side of the busy Wiltshire Road. Neighbouring occupiers include Corals, Nisa Extra and Bargain Booze.

Description

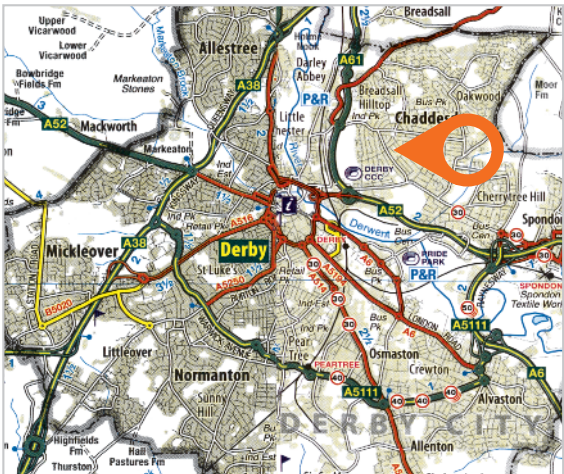
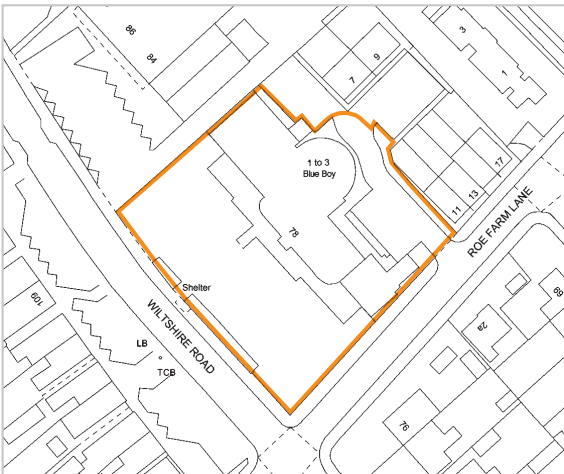
The property comprises a ground floor retail unit within a larger block and benefits from car parking to the front of the property. The property was formerly the Blue Boy Hotel and also comprises two other ground floor retail units and three residential flats on the first floor, all of which have been sold on long leases.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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