

B & M, 5 Irwell Street,
Bacup, Lancashire OL13 0AD
Freehold Retail Investment

Lot 30

£60,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/ Ancillary	912.46 sq m	(9,822 sq ft)	B&M RETAIL LIMITED (1)	10 years from completion on a full repairing and insuring lease	£60,000	2024 (any uplift capped at 12% of passing rent)
Total		912.46 sq m	(9,822 sq ft)			£60,000	

(1) For the year ended 31st March 2018, B&M Retail Limited reported a turnover of £2,629,145,000, pre-tax profits of £236,006,000 and a net worth of £600,542,000 (Source: Experian 12/06/2019). B&M was formed in 1978 and is now one of the leading variety retailers in the UK. From its first store in Blackpool, Lancashire, B&M has grown to over 600 stores and employs over 26,000 people (Source: www.bandmretail.com).

Key Details

- Prominent town centre location
- Let to B&M Retail Limited on a new 10 year lease from completion (no breaks)
- 80 space car park included
- Comprises 9,822 sq ft on a site of 0.87 acres

Location

Miles: 8 miles south of Burnley
9 miles north of Rochdale
15 miles east of Blackburn
14 miles north of Manchester
Roads: A646, A671, A681, M65 (Junction 10)
Rail: Burnley Manchester Road Rail Station
Burnley Rail Station
Air: Leeds Bradford International Airport
Manchester Airport

Situation

Bacup is an attractive market town within the Rossendale borough of Lancashire, 9 miles north of Rochdale and 14 miles north of Manchester. The town benefits from good communications being located on the A671 and A681, which connect to the M65 to the north and the M62 to the south. The property is located in the town centre in a prominent position at the junction of King Street and Lee Street, opposite Morrisons. Other occupiers nearby include Lloyds Pharmacy, Ladbrokes, Barclays Bank and Irwell Medical Centre.

Description

The property comprises a large ground floor shop with sales, staff and ancillary accommodation. The property benefits from on-site car parking for 80 cars. Approximate site area 0.87 acres (0.36 hectares).

Tenure

Freehold.

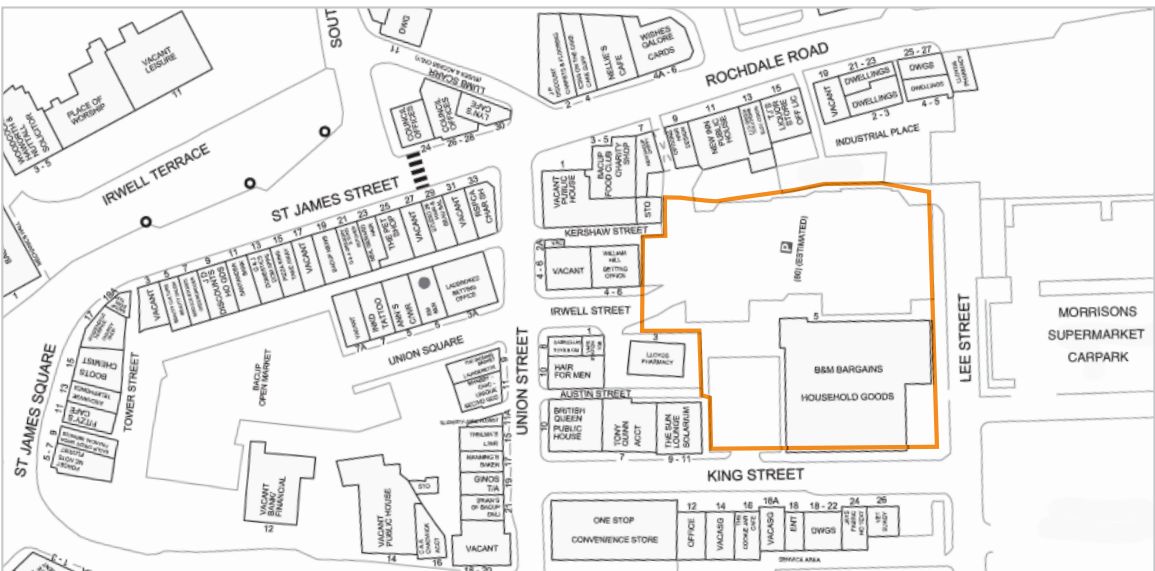
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at www.acuitus.co.uk



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Acuitus
Peter Mayo
(0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Peter Cunliffe
+44 (0)20 7034 4852
peter.cunliffe@acuitus.co.uk

Seller's Solicitors: Gordons LLP
James Kimberley
+44 (0)113 227 0257
james.kimberley@gordonsllp.com