

# 18/20 High Street, Oakham, Rutland LE15 6AL

Freehold Retail Investment

**Lot 3**

£66,574 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	338.82 sq m (3,647 sq ft)	BOOTS UK	20 years and 4 months from 22/03/2005 until 21/07/2025 on a full repairing and insuring lease (2)	£66,574	21/07/2025
First	Ancillary	26.29 sq m (283 sq ft)	LIMITED (1)			
<b>Total</b>		<b>365.11 sq m (3,930 sq ft)</b>			<b>£66,574</b>	

- (1) For the year ending 31st August 2018, Boots UK Limited reported a turnover of £6,790,000,000, pre-tax profits of £398,000,000 and a total net worth of £875,000,000 (Source: Experian Group 14/01/2020). Boots is the largest pharmacy health and beauty chain in the UK and as at 31st August 2018 had 2,485 stores across the UK (Source: [www.boots-uk.com/about-boots-uk/about-boots/boots-in-numbers/](http://www.boots-uk.com/about-boots-uk/about-boots/boots-in-numbers/) 14/01/2020).
- (2) The current lease is for a term of 15 years and four months expiring 21/07/2020, however a 5 year reversionary lease has been signed from expiry of the current term until 21/07/2025 at a rent of £66,574 p.a.x.
- (3) For the purpose of clarification, the current passing rent is £65,590.30 p.a.x. The current lease provides a fixed rental increase to £66,574 p.a.x from 1st April 2020. At the commencement of the reversionary lease on 21/07/2020, the rent will be £66,574 p.a.x and the tenant will benefit from a nine month rent free period. The seller has agreed to adjust the completion monies so the sale will effectively produce £66,574 p.a.x. from the completion of sale.

## Key Details

- Let to Boots UK Limited until 2025 (no breaks) (2)
- New reversionary lease signed in 2019
- Located in heart of affluent county town
- Nearby occupiers include Caffè Nero, Barclays and McColl's

## On behalf of Trustees

### Location

Miles: 9 miles south-east of Melton Mowbray  
24 miles east of Leicester  
Roads: A47, A606, A3003  
Rail: Oakham Railway Station  
Air: East Midlands Airport

### Situation

Oakham is an affluent county town located in the East Midlands, approximately 20 miles east of Leicester. The property is prominently situated on the south side of High Street, close to its junction with Market Street and Market Place, in the heart of Oakham town centre. Nearby occupiers include Caffè Nero, Barclays, McColl's and Carphone Warehouse.

### Description

The property comprises a double fronted ground floor retail unit with first floor ancillary accommodation. Boots also occupies the adjacent property (22 High Street), which does not form part of the sale.

### Tenure

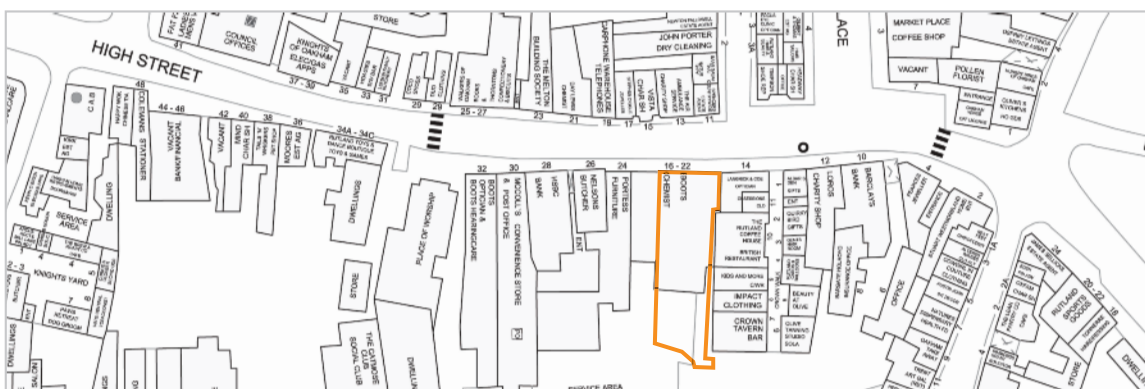
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band E. Available at [acutus.co.uk](http://acutus.co.uk)



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