

Lot 5

£118,920 per annum
exclusive

Iceland, Alfreton Trading Estate, Nottingham Road, Somercotes,
Alfreton, Derbyshire DE55 4JJ

Virtual Freehold Supermarket Investment



Tenancy and accommodation

Lot 5

£118,920 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail Ancillary	668.15 sq m 93.30 sq m	(7,192 sq ft) (1,004 sq ft)	ICELAND FOODS LTD (1)	25 years from 28/02/2005 on a full repairing and insuring lease	£118,920	28/02/2025 (2) (27/02/2030)
Total		761.45 sq m	(8,196 sq ft)			£118,920	

- (1) For the year ending 29th March 2019, Iceland Foods Ltd reported a turnover of £3,022,800,000, pre-tax profits of £31,200,000 and a total net worth of £792,900,000 (Source: Experian Group 21/03/2020).
- (2) The lease provides for rent reviews every fifth year of the term with fixed increases of 2.5% per annum compounded. The rent will increase to £134,547 per annum in 2025.

Key Details

- Let to Iceland Foods Ltd until 2030 (no breaks)
- Site area 0.32 hectares (0.78 acres)
- Rent rising to £134,547 p.a.x. in 2025
- Neighbouring occupiers include B&M, Aldi, Poundstretcher, McDonald's, KFC and Greggs

Location

Miles: 15 miles north-west of Nottingham
20 miles south of Sheffield
Roads: A61, A38, M1 (Junction 28)
Rail: Alfreton Railway Station
Air: East Midlands Airport

Situation

The property is prominently located approximately 1 mile south of Alfreton town centre, on the west side of Nottingham Road (B600) in the well established Alfreton Trading Estate. Neighbouring occupiers include B&M, Aldi, Poundstretcher, McDonald's, KFC and Greggs.

Description

The property is a supermarket comprising ground floor retail accommodation and first floor ancillary accommodation. The property benefits from a loading area with a roller shutter door and parking for approximately 35 cars.

Tenure

Virtual Freehold. Held for 999 years from 04/01/1993 at a fixed peppercorn rent.

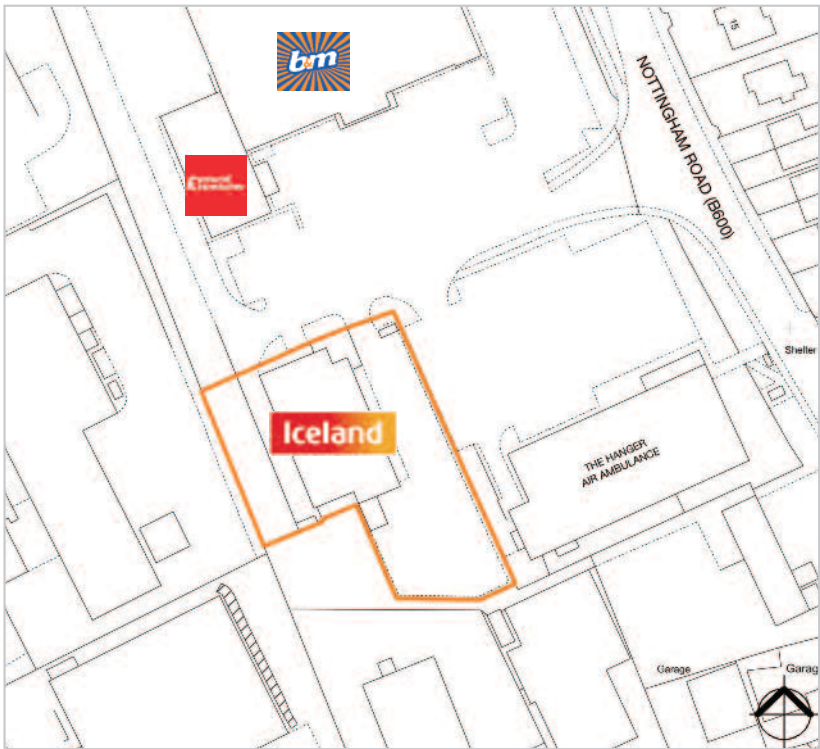
VAT

VAT is applicable to this lot.

Eight Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

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

Seller's Solicitors: Bower & Bailey
Andrew Symington
+44 (0)1865 311133
asymington@bowerandbailey.co.uk