

Lot 8

£101,305.91 Per Annum
Exclusive

Co-operative Food, Albert Street, Fraserburgh, Aberdeenshire AB43 9JL

Heritable supermarket investment



Key Details

- Purpose Built Supermarket (Constructed in 2012)
- Located in the busy market town of Fraserburgh
- Let to Cooperative Group Food Limited until 2027 (no breaks)
- Capped and collared rent reviews (1% - 4%)

Location

Miles: 40 miles north of Aberdeen,
17 miles north of Peterhead
Roads: A90
Rail: Aberdeen Railway Station (mainline and Scotrail)
Air: Aberdeen Airport

Situation

Fraserburgh is located 40 miles north of Aberdeen. The town has a population of 13,000 and serves as a major employment and service centre for the North east of Scotland, with the towns economic base dominated by fishing and its associated businesses and industries. The Albert Street area comprises a broad mix of residential and commercial, including a council run community centre and dental surgery.

Description

The property comprises a detached single storey supermarket built in 2012 of steel portal frame construction. Internally the subject property comprises open plan retail sales, together with ancillary storage, an office and staff facilities. The property occupies a rectangular shaped, level site extending to 0.21 hectares (0.51 acres) together with circa 40 car parking spaces and 2 disabled car parking spaces.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six week completion is available

Viewings

Please contact Mhairi Archibald (07718 899341)

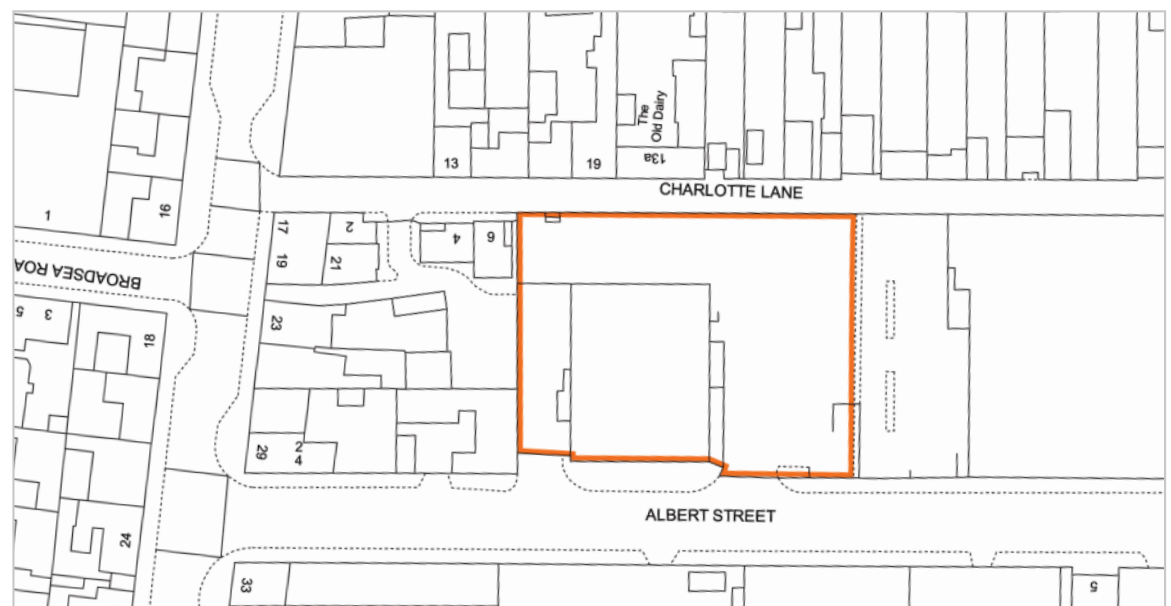
Energy Performance Certificate

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

Tenancy and accommodation

Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Supermarket	692.00 sq m (7,449 sqft)	Cooperative Group Food Limited(1)	10 years from 01/10/2017 until 30/09/2027	£101,305.91	30/09/2022(2)
Total	692.00 sq m (7,449 sqft)			£101,305.91	

- (1) The Cooperative began trading in 1844 and have 4,000 stores throughout the UK, the largest number of outlets for any UK grocer. For the year ended 2nd January 2016, Co-Operative Group Food Limited reported a turnover of £6,475,500,000, a pre tax loss of £429,600,000 and a net worth of £1,385,500,000 (Source: Experian 30/04/2020). Website: www.coop.co.uk
(2) 5 yearly rent reviews Annual RPI uplifts capped at 4% and collared at 1%



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