

Lot 5

£45,993 Per Annum
Exclusive

38 Commerce Street, Insch, Aberdeenshire AB52 6JB

Heritable Supermarket Investment with RPI Rent Reviews and Car Parking



Key Details

- Well established convenience store in popular market town
- Let to Cooperative Group Food Ltd until 24th October 2027
- Currently producing £45,993 pa with five yearly RPI uplifts
- Nearby occupiers include The Post Office and local pharmacy

Location

Miles: 26 miles north west of Aberdeen
Roads: B992, A96
Rail: Insch Railway Station (ScotRail)
Air: Aberdeen Airport

Situation

Insch is a popular town in Aberdeenshire with access to the A96 linking Aberdeen and Inverness. The town also benefits from a railway station providing a direct link to Aberdeen. The town has a selection of general and specialist shops. The property is situated on Commerce Street which is the main street through the town. Nearby occupiers include the Post Office, a local pharmacy and village store.

Description

The property comprises a redeveloped commercial unit with customer car parking fronting the road. There is a loading bay to the rear accessed from Western Road.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

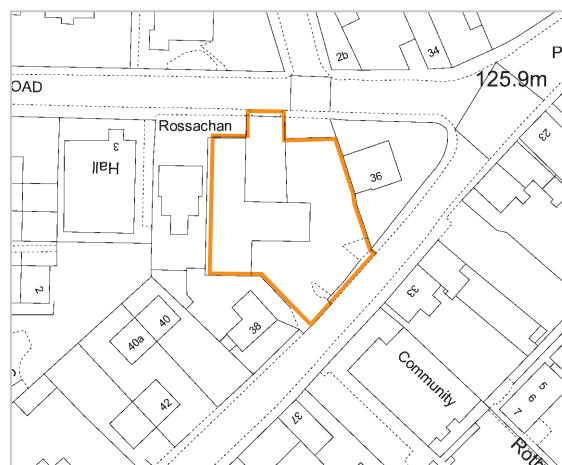
Accommodation	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Supermarket	316.62 sq m (3,408 sq ft)	Co-Operative Group Food Ltd (1)	10 years from 25/10/2017 to 24/10/2027	£45,993	25/10 2022 (2)
TOTAL	316.62 sq m (3,408 sq ft)			£45,993	

(1) Cooperative Group Food Ltd. 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) The rent is subject to five yearly RPI uplifts capped at 4% and collared at 1%

Viewings

Please contact Mhairi Archibald (0771 8899341)



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