

Lot 27

£35,300 Per Annum
Exclusive (3)

43-45 High Street West, Glossop, Derbyshire SK13 8AZ Freehold Retail Investment



Key Details

- Let to Superdrug Plc (by way of recently completed Lease Renewal)
- 5 year lease from September 2021 (subject to option)
- Tenant in occupation for over 25 years
- Nearby occupiers include Aldi, Greggs, Subway, Costa Coffee and Boots the Chemist
- Approximately 300m from Glossop Train Station
- Historic Peak District Market Town

Location

Miles: 13 Miles South-East of Manchester
24 Miles North-West of Sheffield

Roads: A57, M67 (J4)

Rail: Glossop

Air: Manchester Airport

Situation

Glossop is a popular and historic Market Town located immediately west of the Peak District National Park on the A57, the principle route through the peak district between Manchester and Sheffield. The property is situated on the south side of High Street West within approximately 300m of Glossop Railway station. Nearby occupiers include Aldi, Greggs, Subway, Costa Coffee and Boots.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

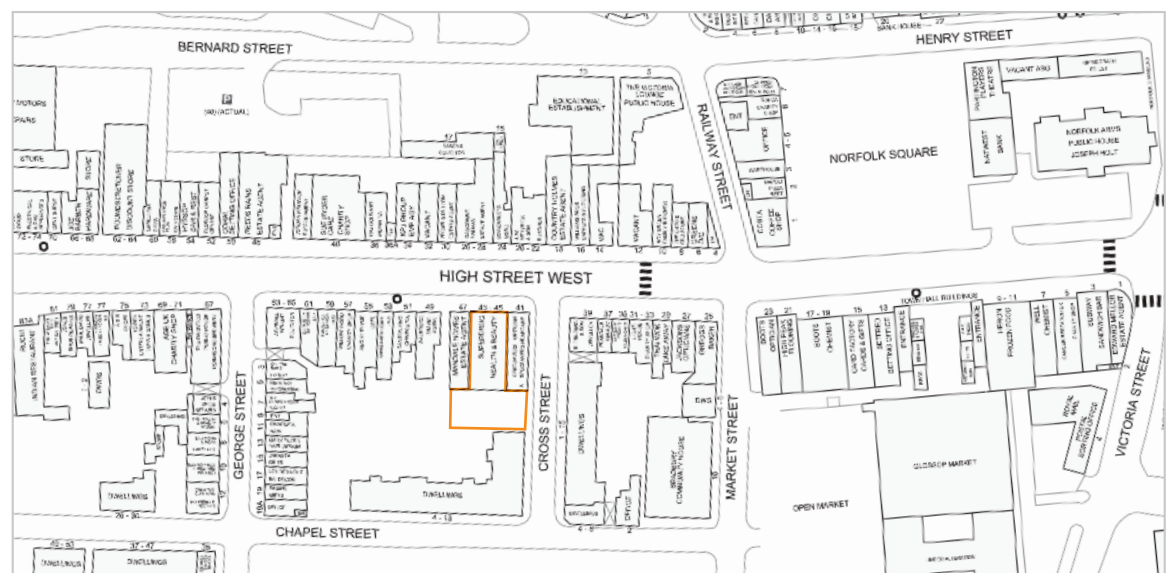
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	197.79 sq m (2,129 sq ft)	SUPERDRUG	5 years from 24/09/2021 (2)	£35,300 (3)
First	Ancillary	71.90 sq m (774 sq ft)	STORES PLC (1)	on a full repairing & insuring lease	
Total		269.69 sq m (2,903 sq ft)			£35,300 (3)

- (1) For the year ending 26/12/2020, Superdrug Stores Plc reported a turnover of £1,111,403,000, pre-tax profits of £18,763,000 and total shareholder's equity of £321,635,000 (NorthRow 17/11/2021).
- (2) The lease is subject to a tenant option to determine on 24/09/2024.
- (3) The tenant is paying half rent until 29/06/2022, after which the rent reverts to £35,300 pa. The Vendor has agreed to top up the completion monies so that the property produces £35,300 pa from completion of the sale until the half rent period ends. Please see Special Conditions of Sale.



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