

Lot 30

£109,000 Per Annum
Exclusive

77-79 Main Street,
Bulwell, Nottingham, Nottinghamshire NG6 8QD
Freehold Supermarket and Retail Investment



Tenancy and accommodation

Lot 30

£109,000 Per Annum
Exclusive

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
79a Main Street	Ground First	Retail Ancillary	137.25 sq m 125.67 sq m	(1,477 sq ft) (1,353 sq ft)	SPORTSWIFT LIMITED (1) (t/a Card Factory)	5 years from 17/10/2020 until 16/10/2025	£31,500 (2)	-
79b Main Street	Ground First	Retail Ancillary	129.15 sq m 128.07 sq m	(1,390 sq ft) (1,388 sq ft)	MERKUR SLOTS UK LIMITED (3) (t/a Merkur Slots)	15 years from 01/03/2021 until 29/02/2036 (4)	£30,000 (4)	01/03/2026 & 5 yearly thereafter
77a & 77b Main Street	Ground First	Retail Ancillary	369.24 sq m 328.93 sq m	(3,975 sq ft) (3,541 sq ft)	HERON FOODS LIMITED (5) (t/a Heron Foods)	5 years from 04/04/2021 until 03/04/2026	£47,500 (6)	-
Total			1218.32 sq m	(13,124 sq ft)			£109,000	

- (1) For the year ending 31/01/2021 Sportswift Limited reported a turnover of £265,024,000, pre tax profits of £-10,866,000 and total shareholders equity of £42,722,000 (NorthRow 08/11/2021). Card Factory was founded in 1997 and now operates from over 1,000 stores in both the UK and Ireland, with new stores opening very year (www.cardfactory.co.uk).
- (2) The tenant is paying half rent until 02/06/2022, after which the rent will rise to £31,500 pa. The Seller has agreed to make an allowance from completion of the sale until the expiry of the concessionary rental period-please see Special Conditions of Sale.
- (3) The MERKUR Casino UK group operates a number of venues throughout the UK with over 180 Adult Gaming Centres under the MERKUR Slots and MERKUR Cashino brands, 3 Family Entertainment Centres, 3 Bingo clubs and 24 tanning salons (www.merkurcasinouk.com/about).
- (4) The lease is subject to a tenant option to determine on 28/02/2026 and 28/02/2031. The tenant is paying a peppercorn rent until 14/01/2022, after which the rent will rise to £30,000 pa. The Seller has agreed to make an allowance from completion of the sale until the expiry of the concessionary rental period-please see Special Conditions of Sale.
- (5) For the year ending 27/03/2021, Heron Foods Limited reported a turnover of £434,592,000, pre-tax profits of £11,863,000 and total shareholders equity of £64,886,000 (NorthRow 08/11/2021).
- (6) The tenant is currently paying £19,800 per annum for the first year of the term, which means that from the 4th April 2022 the rent will increase to £47,500 per annum. The Seller has agreed to make an allowance from completion of the sale until the expiry of the concessionary rental period-please see Special Conditions of Sale.

Key Details

- Let to Heron Foods, Card Factory and Merkur Slots
- All shops let or renewed on recent completed leases from October 2020 and March & April 2021
- Comprises 1,218.32 sq m (13,124 sq ft), with large site to the rear
- Nearby retailers include Boots the Chemist, B&M, Poundland, Wilko and Iceland Foods
- High Yielding on Guide Price

Location

Miles: 4 miles north-west of Nottingham City Centre
19 miles north of Loughborough
Roads: A610, A6514, M1
Rail: Bulwell
Air: East Midlands Airport

Situation

Bulwell is a market town approximately 4 miles north-west of Nottingham and 19 miles north of Loughborough. The property is located in a prominent position on the west side of Main Street, close to it's junction with the pedestrianised Holborn Place, approximately 200m from Bulwell Train Station. Nearby retailers include Boots the Chemist, B&M, Poundland, Wilko and Iceland Foods.

Description

The property comprises a quadruple fronted building (arranged as three shops) on the ground & first floors. The property includes a large site to the rear of the property, used for parking & servicing.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Various. See legal pack at www.acuitus.co.uk.



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