

Lot 15

£59,667 Per Annum
Exclusive

The Co-operative Food, 6 Hannah More Road,
Nailsea, Bristol BS48 4RZ

Freehold Convenience Store Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
1	Ground	Convenience Store	365.09 sq m	(3,930 sq ft)	THE SOUTHERN CO-OPERATIVE LIMITED (1) t/a The Co-operative Food	15 years from 29/01/2014 until 28/01/2029	£59,667	5 yearly RPI linked rent reviews (Capped at 4% pa Collared at 1% pa)
2	Ground	Retail			- CRONIN PAGE t/a Pets Corner	999 years from 05/11/2010	Peppercorn	
Total			365.09 sq m	(3,930 sq ft)			£59,667	

(1) The Southern Co-operative Group operates over 200 stores. For the year ending 31st January 2021, The Southern Co-operative Limited reported a turnover of £490,281,000, gross profit £145,647,000 and net assets including pension surplus of £126,612,000 (Source: www.thesouthernco-operative.co.uk 14/05/2021).

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Key Details

- Established convenience store in a densely populated residential area
- Retail and storage accommodation of 365.11 sq m (3,930 sq ft)
- Predominantly let to The Southern Co-operative Limited until 2029 t/a The Co-operative Food
- 5 yearly RPI linked rent reviews
- Prominent corner position with the use of 23 on site car parking spaces

Location

Miles: 8 miles south-west of Bristol
11 miles north-east of Weston-Super-Mare
Roads: A38, A370, M5
Rail: Nailsea & Backwell Station
Air: Bristol Airport

Situation

Whilst the property is located in a densely populated residential area on a prominent corner at the junction of Queens Road and Hannah More Road, it also benefits from being at the entrance to the busy West End Trading Estate, approximately 1 mile west of Nailsea Town Centre.

Description

The property comprises a ground floor convenience store (t/a The Co-operative Store) and a self contained retail unit (t/a Pets Corner) which has been sold off on a long lease. The property benefits from the use of 23 on site car parking spaces.

Tenure

Freehold.

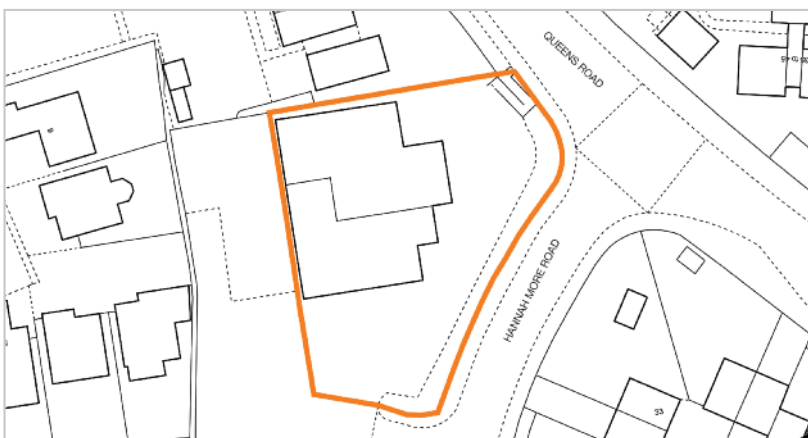
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



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