

**Lot 12, Farmfoods Supermarket, 2 Washdyke Lane, Immingham,  
Lincolnshire DN40 2AA**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Freehold Supermarket Investment - Let on recently renewed unbroken 20 year lease

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Supermarket Investment - Let on recently renewed unbroken 20 year lease

- Entirely let to Farmfoods Limited
- New 20 year lease from 09/07/2021 (no breaks)
- Supermarket recently extended into adjoining shops.
- Approx. 15,331 sq ft with car parking
- Nearby occupiers including Aldi, B&M Home Bargains and Jack's (Tesco) Supermarket

**Auction**  
17/Feb/2022

**Lot**  
12

**Status**  
Available

**Rent**  
£80,000 per Annum Exclusive

**Auction Venue**  
Live Streamed Auction

**Sector**  
Supermarket

### Location

**Miles** 8 miles north-west of Grimsby, 36 miles north-east of Lincoln  
**Roads** A15, A16, A180, M180  
**Rail** Habrough Station  
**Air** Humberside Airport

### Situation

Immingham is a historic shipping town located on the south bank of the River Humber. The town benefits from good road communications and is served by the A180 and the M180 just 9 miles to the west. The property is situated within the Washdyke Retail Park with nearby occupiers including Aldi, B&M Home Bargains and Jack's (Tesco) Supermarket.

### Tenure

Freehold.

### Description

The property comprises a large ground floor supermarket with sales, staff and ancillary accommodation. The tenant recently extended the supermarket into the adjoining shops. The property also benefits from on-site parking.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion.

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## Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Review
Ground	Sales/Ancillary	1,424.36 sq m	(15,331 sq ft)	FARMFOODS LTD (1)	20 years from 09/07/2021 to 08/07/2041 on a full repairing & insuring lease	£80,000 (2)	09/07/2031 & 09/07/2036
<b>Total</b>		<b>1,424.36 sq m</b>	<b>(15,331 sq ft)</b>			<b>£80,000</b>	

(1) For the year ended 02/01/2021 Farmfoods Limited reported a turnover of £892.4M, a pre-tax profit of £26.2M and a net worth of £125.1M (Source - Experian 21/01/2022)

(2) The tenant benefits from a rent free period expiring on 09/07/2022 and then half rent until 08/07/2023, after which the rent reverts to £80,000 per annum.

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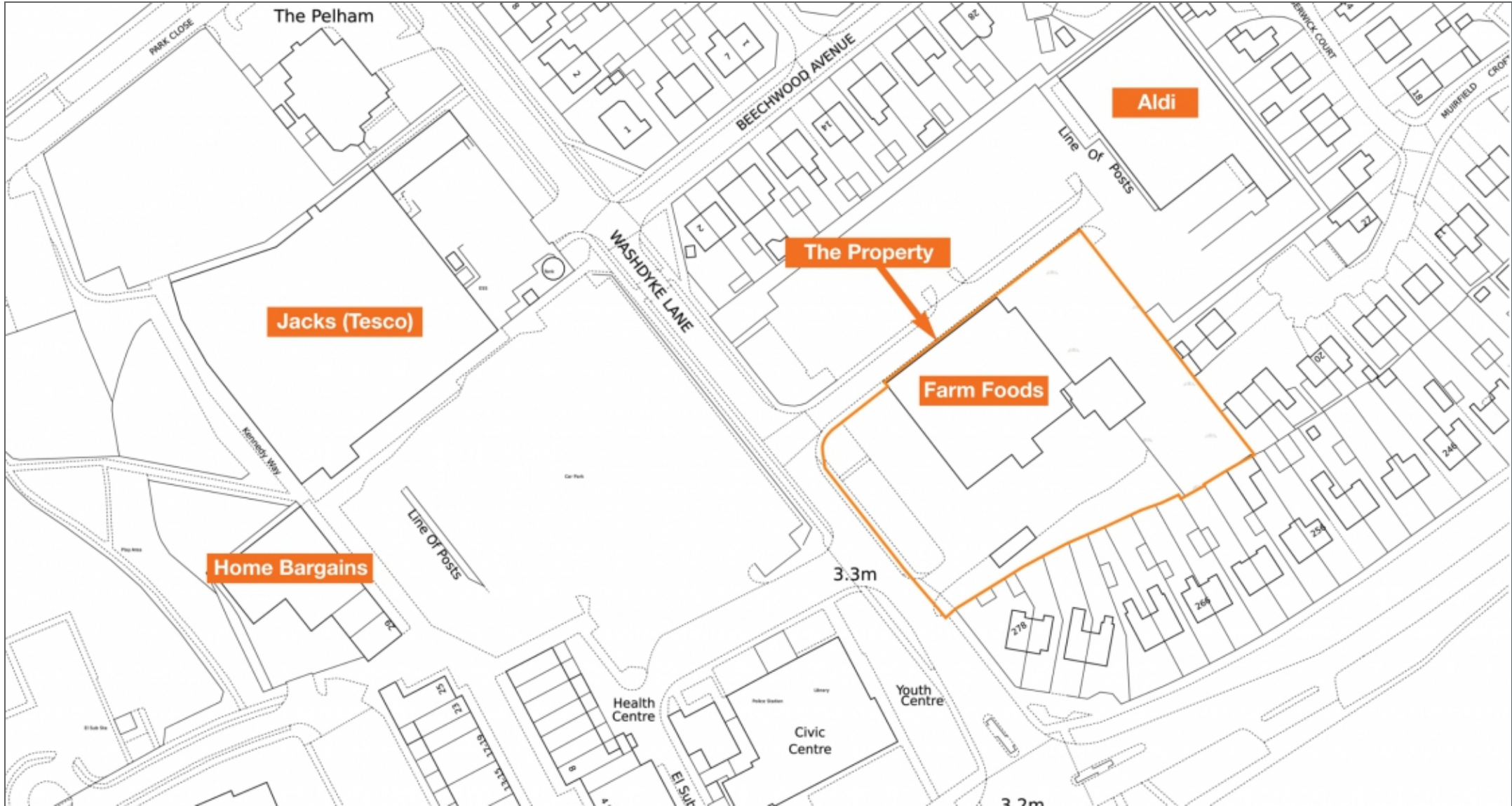


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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Edward Martin**  
+44 (0)20 7034 4854  
+44 (0)7478 673 535  
[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

**Walker Solicitors**  
209-212 Stafford Street  
Walsall  
WS2 8DW

**Adnan Rafiq**  
01922 707543  
[ar@walkersolicitors.com](mailto:ar@walkersolicitors.com)

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