



Wednesday 5th May 2021

Commercial Real Estate Auction

Live Stream Auction

Auction/Thursday/ 05.05.21/2.00pm

Upcoming auctions

Wednesday
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21st July 2021

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NB :- For the following documents, Important Information for Bidders, Common Auction Conditions Relating to the Properties in England & Wales, Requirements for Bidders & Buyers under the Money Laundering Regulations, Telephone, Internet & Absentee Bidding and Sale Memorandum, please see www.acuitus.co.uk



Wednesday 5th May 2021

Start 2.00 pm prompt

Venue

Live Stream Auction

Acuitus

14 St. Christopher's Place
London W1U 1NH

+44 (0)20 7034 4850
info@acuitus.co.uk

Property listings/(Town A-Z)

- A** **Lot 13**
Aberdeen
Ashtead House,
Discovery Drive, Arnhall
Business Park, Westhill,
AB32 6FG
- Lot 15**
Aberdeen
Millenium House,
Innovation Park, Campus
One, AB22 8GT
- Lot 21**
Abergele
34 Market Street, Conwy
LL22 7AA
- B** **Lot 27**
Barrow-in-Furness
11-15 Portland Walk,
Cumbria LA14 1DB
- Lot 8**
Bedford
Units A & B Hammond
Road, Elms Industrial
Estate, Bedfordshire MK41
0ND
- Lot 34**
Bishop Auckland
50-52 Newgate Street,
County Durham DL14
7EQ
- Lot 16**
Blackburn
Daisyfield Business
Centre, Appleby Street,
Lancashire BB1 3BL
- Lot 26**
Bradford
JobCentre, Westfield
House, 85 Manningham
Lane, West Yorkshire
BD1 3BE
- C** **Lot 37**
Caernarfon
2 & 4 Pool Street,
Gwynedd LL55 2AB
- Lot 20**
Crawley
2, 2a, 3, 3a & 3b Grand
Parade, High Street, West
Sussex RH10 1BU
- Lot 30**
Crewe
77, 79-83 Market Street,
Cheshire CW1 2HB
- Lot 28**
Croydon
1 & 2 Grant Place,
Addiscombe, Surrey CR0
6PX
- F** **Lot 39**
Falkirk
101 High Street, Central
FK1 1DU
- G** **Lot 19**
Grays
1-3 Orsett Road, Essex
RM17 5DA
- K** **Lot 33**
Kidderminster
Unit A3 Ratio Park, Fine
Point Road,
Worcestershire DY11 7FB
- Lot 17**
Kidderminster
Unit B4 Ratio Park, Fine
Point Road,
Worcestershire DY11 7FB
- Lot 32**
Kilmarnock
85/89 King Street, East
Ayrshire KA1 1QD
- L** **Lot 7**
London CR0
53/55 North End, Croydon,
CR0 1TG
- Lot 29**
London CR2
Advertising Hoarding at 5-
13 Sanderstead Road,
South Croydon, CR2 0PJ
- Lot 12**
London E6
150-152 High Street
North, East Ham, E6 2HT
- Lot 9**
London E8
239-249 Mare Street,
Hackney, E8 3NS
- Lot 1**
London N15
495 Seven Sisters Road,
N15 6EP
- Lot 4**
London N15
527 Seven Sisters Road,
N15 6EP
- Lot 22**
London N16
127 Stoke Newington
Church Street, Stoke
Newington, N16 0UH
- Lot 11**
London N19
541 Holloway Road, N19
4BT
- Lot 23**
London NW1
184 Eversholt Street,
Kings Cross, NW1 1BL
- Lot 24**
London SE1
Coop Convenience Store,
136 Southwark Bridge
Road, SE1 0DG
- Lot 10**
London SE16
257 - 265 Southwark Park
Road, SE16 3TP
- Lot 3**
London SE17
1 - 3 East Street,
Walworth, SE17 2DJ
- Lot 5**
London SE27
409 Norwood Road, Tulse
Hill, SE27 9BU
- Lot 6**
London SW15
5 & 5a Putney Hill,
Putney, SW15 6BA
- M** **Lot 35**
Middlesbrough
62A, 64 and 66 Linthorpe
Road and, 1a Corporation
Road, TS1 1RA
- R** **Lot 18**
Reading
88 Broad Street,
Berkshire RG1 2AP
- Lot 38**
Runcorn
Former The Croft, Public
House, Halton Lodge
Avenue, Cheshire WA7
5YQ
- S** **Lot 14**
Sheffield
Hillsborough Exchange
Shopping Centre,
Middlewood Road, South
Yorkshire S6 4HL
- Lot 25**
Stockton-on-Tees
Halifax House, Falcon
Court, Preston Farm
Business Park, TS18 3TS
- Lot 2**
Stotfold
One Stop, 66-68 Regent
Street, Nr Hitchin,
Hertfordshire SG5 4DX
- Lot 40**
Swansea
261 Oxford Street, Wales
SA1 3BR}
- W** **Lot 31**
West Bromwich
248 Duchess Parade,
High Street, West
Midlands B70 7QG
- Lot 36**
West Rainton
Rainton Meadows Arena,
Mercantile Road, Near
Houghton Le Spring,
County Durham DH4 5PH

Lot 1

£18,500 Per Annum
Exclusive

495 Seven Sisters Road,
London, N15 6EP

Freehold North London Retail/Residential Investment



Key Details

- Entirely let to tenant trading as St Styles & Smiles
- Includes self contained three bedroom maisonette
- Popular North-East London Location
- 20 year lease from October 2006 (no breaks)
- Important rent review in October 2021
- Less than half a mile from Seven Sisters, Stamford Hill and South Tottenham Overground stations as well as Seven Sisters Underground Station

Location

Miles: 5 miles north-east of Central London
Roads: A503 (Seven Sisters Road, A1 A10, A406 (North Circular))
Rail: Manor House Underground (Piccadilly Line), Stamford Hill (Overground)
Air: London City, London Heathrow

Situation

Seven Sisters Road is a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill). The property is located approximately 4 miles north-west of Stratford and 5 miles north-east of Central London, in a prominent location on the north side of Seven Sisters Road, close to the Bushy Road open space. The property is less than half a mile from Stamford Hill, South Tottenham and Seven Sisters Overground Stations, as well as Seven Sisters Underground Station (Victoria Line). Nearby occupiers include a pharmacy, post office, Ladbrookes, Volvo and various independent cafes, shops and takeaways.

Description

The property comprises a three storey building arranged as a ground floor retail unit together with a self contained three bedroom maisonette arranged over part ground, first and second floors.

Tenure

Freehold.

VAT

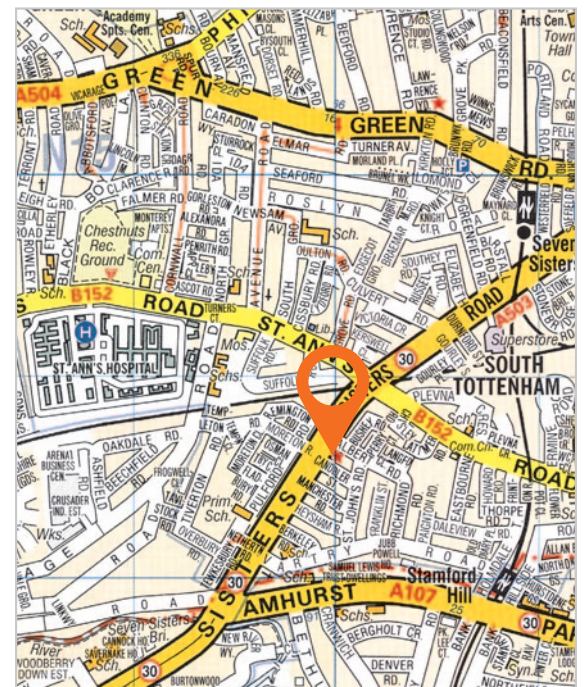
VAT is applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
495 Seven Sisters Road	Ground	Retail	52.3 sq m	(563 sq ft)	F. ALLALOU & L. BALLI	20 years from	£18,500	13/10/2021
	Ground	Residential	18.3 sq m	(197 sq ft)	t/a Styles and Smiles	13/10/2006		
	First	Residential	49.3 sq m	(530 sq ft)				
	Second	Residential	50.4 sq m	(543 sq ft)				
Total			170.3 sq m	(1,833 sq ft)			£18,500	



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Lot 2

£17,400 Per Annum
Exclusive with two
vacant flats

One Stop, 66-68 Regent Street, Stotfold, Nr Hitchin, Hertfordshire SG5 4DX

Freehold Convenience Store and Residential Investment with Further Development Potential



Key Details

- Ground floor let to One Stop Stores Limited (Part of Tesco) until 2035 (subject to option)
- Includes two flats subject to vacant possession and 6 car parking spaces at the rear
- Potential to reconfigure and further develop the residential to create three flats (subject to consents)

Location

Miles: 13 miles south east of Bedford
12 miles north east of Luton
35 miles north of central London

Roads: A507, A1 (Junction 10)

Rail: Arlesey Railway Station

Air: London Luton Airport, London Stansted Airport

Situation

Stotfold is some 5 miles north of Hitchin and approximately 35 miles north of Central London and benefits from being immediately adjacent to the A1(M) and is accessible via junction 10. The property is situated in a predominantly residential area on the east side of Regent Street, opposite its junction with Trinity Road, some 500 metres north of the town centre.

Description

The property is a detached building comprising a lock up convenience store on the ground floor with two self contained flats on the first floor and 6 car parking spaces at the rear. The property may benefit from the potential to reconfigure and further develop the residential to create three flats (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week Completion

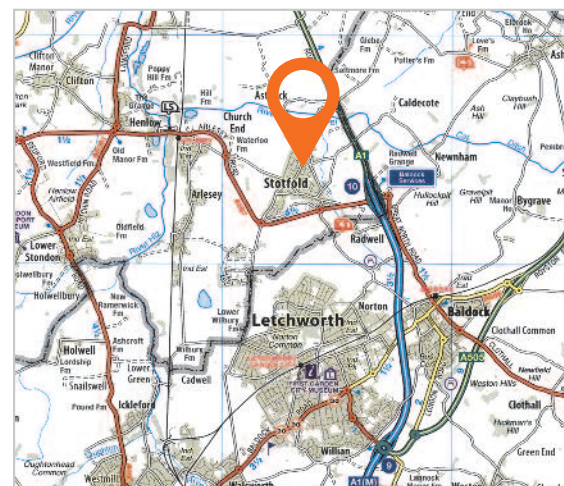
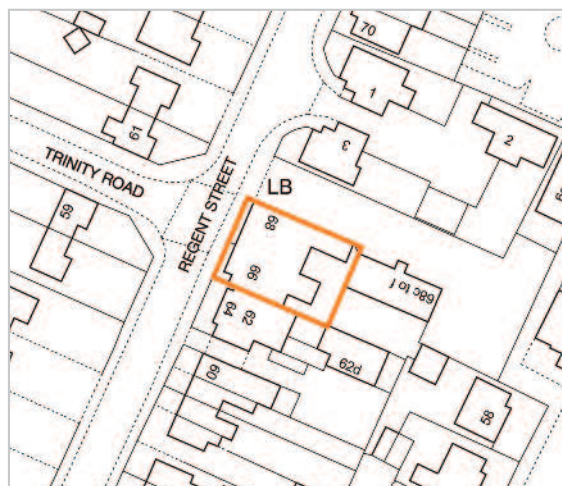
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	150.01 sq m (1,614 sq ft) (3)	ONE STOP STORES LIMITED (1)	15 years from 25/12/2020 until 2035 (2)	£17,400	25th December 2025
First	Residential	1 Bedroom Flat	VACANT POSSESSION			
First	Residential	Studio Flat	VACANT POSSESSION			
Total Commercial Floor area		150.01 sq m (1,614 sq ft) (3)			£17,400	

- (1) For the year ending 29th February 2020, One Stop Stores Limited(CRN02462858) whose ultimate beneficial owner is Tesco PLC, reported a turnover of £1,175,302,000, pre-tax profits of £27,614,000 and a Net Worth of £148,002,000(Source North Row 12/04/2021).
- (2) The lease provides for a tenant option to determine the lease on 25/12/2026.
- (3) The above floor areas have been published by the Valuation Office Agency at www.voa.gov.uk.



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Lot 3

£40,000 Per Annum
Exclusive

1 - 3 East Street, Walworth, London, SE17 2DJ

Recently Let Retail Investment in one of London's Largest and Busiest Markets



Key Details

- New 20 year lease from August 2020 (subject to option)
- Busy and bustling market location close to market entrance from Walworth Road
- Nearby occupiers include Morrisons, Greggs, Costa and various independent shops, cafe's and restaurants
- VAT-free London Investment

Location

Miles: 2 miles south-east of Central London
1 miles north of Burgess Park
Roads: A2, A3
Rail: Elephant & Castle (Northern & Bakerloo Lines),
Kennington (Northern Line)
Air: London City

Situation

East Street is a popular and bustling street, in the London Borough of Southwark, running between Walworth Road and Old Kent Road. The property is located on the north side of East Street, in a highly prominent position at the entrance to East Street Market. East Street Market is one of London's oldest, largest and busiest markets and offers a wide variety of goods, from fresh fruit and vegetables to African clothing and materials. Nearby occupiers include Morrisons, JD Sports, Greggs, Costa and various independent shops, cafe's and restaurants.

Description

The property comprises a ground floor shop, forming part only of a larger building, not included within the sale.

Tenure

Long Leasehold. 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

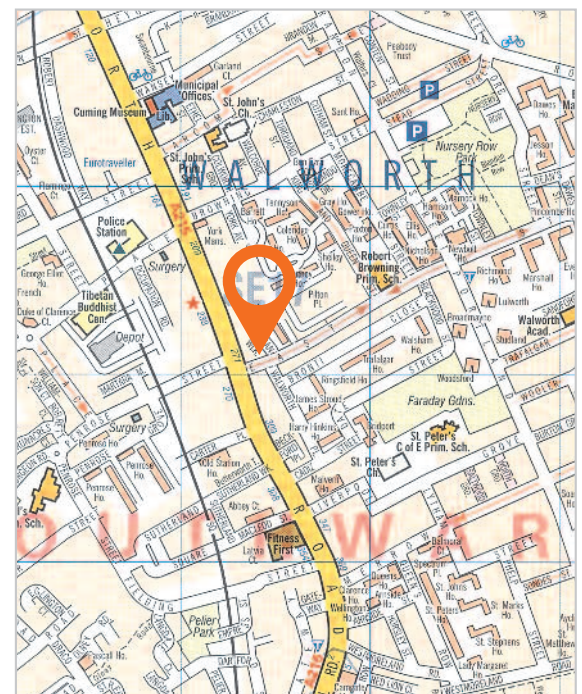
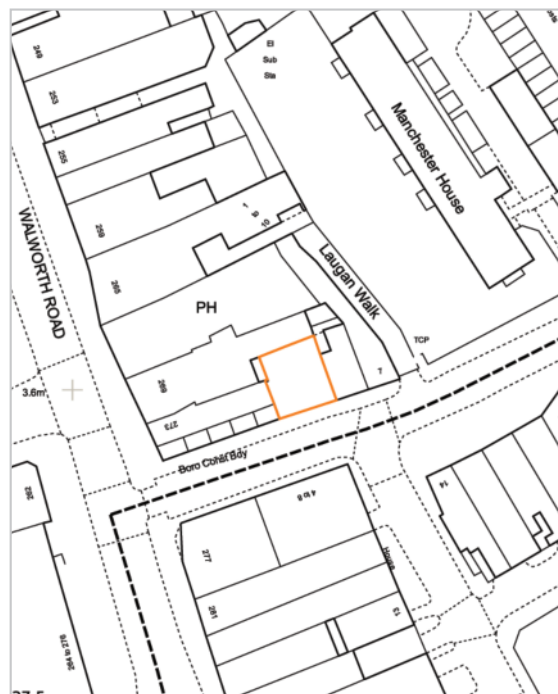
Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	78.97 sq m	(850 sq ft)	M. ASIF & R. VAHORA	20 years from 21/08/2020 until 21/08/2040 (1)	£40,000	21/08/2030
Total		78.97 sq m	(850 sq ft)			£40,000	

(1) The lease is subject to a tenant option to determine on 21/08/2030.



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Lot 4

£17,250 Per Annum
Exclusive

527 Seven Sisters Road, London, N15 6EP

Freehold Retail and Residential Investment



Key Details

- Entirely let to one tenant trading as Yoyo Hair Boutique
- Includes self contained residential accommodation to upper floors
- Popular North-East London Location
- Located on busy arterial route (A503) between A1 (Holloway Road) and A10 (Stamford Hill)
- Less than half a mile from Seven Sisters, Stamford Hill and South Tottenham Overground stations as well as Seven Sisters Underground Station
- VAT-free London Investment

Location

Miles: 5 miles north-east of Central London
Roads: A503 (Seven Sisters Road), A1, A10, A406 (North Circular)
Rail: Manor House Underground (Piccadilly Line), Stamford Hill (Overground), Seven Sisters Overground Station, Seven Sisters Underground (Victoria Line)
Air: London City, London Heathrow

Situation

The property is situated in a prominent position on the north side of Seven Sisters Road, a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill) and sits opposite the Bushy Road open space. The property is located approximately 4 miles north-west of Stratford and 5 miles north-east of Central London. The property is less than half a mile from Stamford Hill, South Tottenham and Seven Sisters Overground Stations as well as Seven Sisters Underground Station (Victoria Line). Nearby occupiers include Volvo and various independent cafes, shops and takeaways.

Description

The property comprises a three storey building arranged as a retail unit on the ground floor with self contained residential accommodation to the first and second floors. The residential accommodation is currently arranged as two rooms, kitchen, bathroom and WC.

Tenure

Freehold.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	35.7 sq m (384 sq ft)	S. AKSU t/a Yoyo Hair Boutique	5 years from 12/08/2015 (holding over)	£17,250
First	Residential	34.2 sq m (368 sq ft)			
Second	Residential	34.8 sq m (374 sq ft)			
Total		104.7 sq m (1,126 sq ft)			£17,250

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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



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Lot 5

£49,000 Per Annum
Exclusive

409 Norwood Road, Tulse Hill,
London, SE27 9BU

Freehold Dental Practice Investment



Key Details

- Let to Colosseum Dental UK Partnerships Limited with a guarantee from Colosseum Dental UK Limited
- Lease expires November 2033 (subject to tenant only break option in November 2023)
- Busy main road frontage on Norwood Road (A215) and 200 metres from Tulse Hill Train Station
- Asset Management and Change of Use Opportunities
- Fashionable London Suburb
- VAT-free investment

Location

Miles: 1.5 miles south-west of Dulwich Village
5 miles south-east of Central London
Roads: A23, A205 (South Circular)
Rail: Tulse Hill (200m)
Air: London Gatwick, London Heathrow

Situation

Tulse Hill is in the London Borough of Lambeth, and is approximately 1.5 miles south-west of Dulwich Village and 5 miles south-east of Central London. The property is located on the east side of Norwood Road, close to its junction with Elmcourt Road in an excellent position less than 200m from Tulse Hill Station (Thameslink and Southern). The property is situated in a predominantly residential location, with private houses either side and nearby occupiers including Anytime Fitness, Elmcourt Health Centre and various independent shops and cafe's.

Description

The property comprises a two storey terraced building with attic conversion, previously used as a dental practice, and prior to that a residential house, comprising seven rooms including 3 surgeries, as well as a kitchen, bathroom, w/c and office/attic. The property benefits from a large garden to the front and a small garden/yard area to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

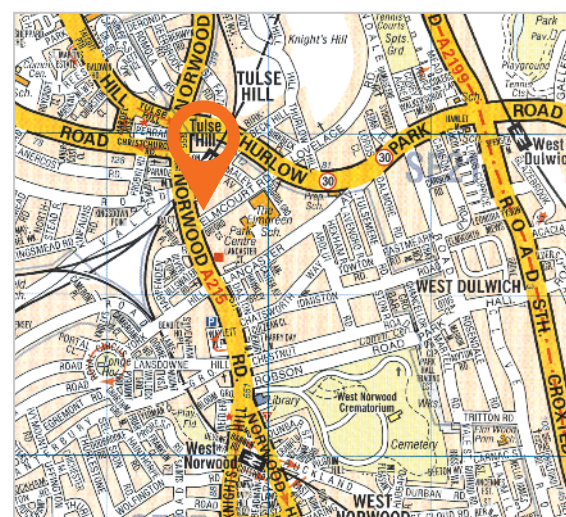
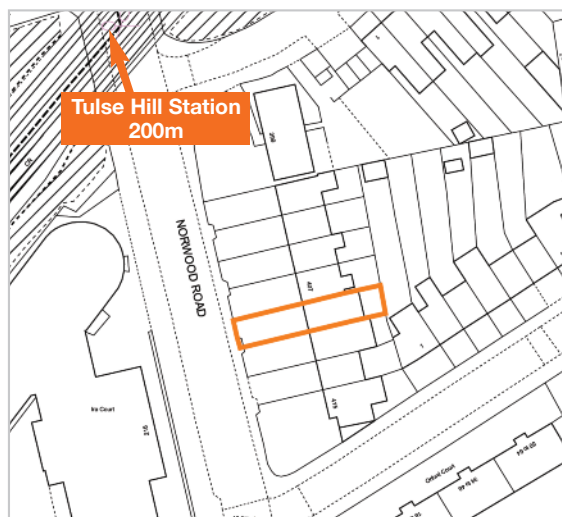
Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Former Dentist/Ancillary	52.40 sq m	(563 sq ft)	COLOSSEUM DENTAL UK PARTNERSHIPS LIMITED with a guarantee from COLOSSEUM DENTAL UK LIMITED (2)	20 years from 14/11/2013 until 13/11/2033 (3) on a full repairing and insuring lease	£49,000
First	Former Dentist/Ancillary	39.60 sq m	(425 sq ft)			
Second (Attic)	Office	35.50 sq m	(382 sq ft)			
Total		127.50 sq m (1)	(1,370 sq ft) (1)			£49,000

- (1) Total Gross Internal Area is 148.30 sq m (1,592 sq ft).
(2) Colosseum Dental are one of the UK's major providers of dentistry with over 70 clinics and more than 750,000 NHS and private patients (www.colosseumdental.co.uk). The tenant is not currently in occupation.
(3) The lease is subject to a tenant option to determine in November 2023.



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Lot 6

£65,000 Per Annum
Exclusive

5 & 5a Putney Hill, Putney,
London, SW15 6BA

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	63.64 sq m	(685 sq ft)	H. FARHAN	25 years from	£65,000	25/12/2021 and 4 yearly thereafter
Basement	Ancillary/Residential (1 bedsit)	68.80 sq m	(741 sq ft)	(t/a What A Chicken and	07/10/2005 until 06/10/2030 on a		
First	Residential (2 bedsits)	52.83 sq m	(569 sq ft)	Phone Repairs)	full repairing and insuring		
Second/Third	Residential (3 bed maisonette)	105.66 sq m	(1,137 sq ft)	(1)	lease		
Total		290.93 sq m	(3,132 sq ft)			£65,000	



Lot 6

**£65,000 Per Annum
Exclusive**

Key Details

- Entirely let to one tenant trading as What A Chicken and Phone Repairs
- Includes three bedsits and a three bedroom maisonette
- Important rent review in December 2021
- Affluent and attractive South West London area
- 100 yards from Putney Train Station
- Nearby occupiers include Chestertons Estate Agents, KFH, Foxtons and Caffè Nero

Location

Miles: 1.5 miles east of Wandsworth Town
5 miles south-west of Central London

Roads: A3, A205

Rail: Putney Station, East Putney Underground (District Line)

Air: London Heathrow

Situation

Putney is an affluent and attractive area of South West London, approximately 1.5 miles west of Wandsworth. The property is located in a highly prominent position on the east side of Putney Hill, close to it's junction with Upper Richmond Road and 100 yards south of Putney Train Station. Nearby occupiers include Chestertons Estate Agents, KFH, Foxtons and Caffè Nero.

Description

The property comprises a four storey building, arranged as a ground floor shop (which is currently subdivided to form two smaller units), lower ground floor ancillary accommodation and a bedsit. The first floor comprises two bedsits and the second and third floor comprises a three bedroom maisonette which all benefit from separate access from Putney Hill.

Tenure

Freehold.

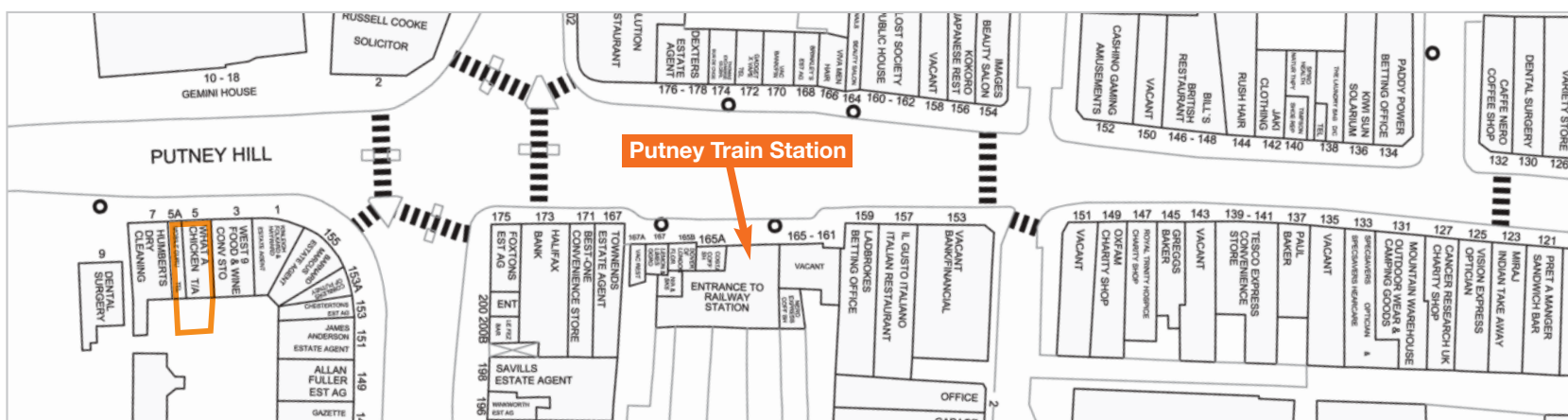
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

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



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Lot 7

£175,000 Per Annum
Exclusive

53/55 North End, ,
Croydon, London CR0 1TG

Freehold Retail Investment with Residential Development Potential



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground Basement	Retail Ancillary	155.68 sq m	(1,676 sq ft)	HOLLAND & BARRETT RETAIL LIMITED (1)(2)	5 years from 08/05/2020	£175,000	07/05/2025
		99.57 sq m	(1,072 sq ft)				
First	Unused	82.20 sq m	(885 sq ft)	VACANT			
Second	Unused	72.52 sq m	(781 sq ft)	POSSESSION			
Third	Unused	86.32 sq m	(929 sq ft)				
Total		496.29 sq m	(5,343 sq ft)			£175,000	

(1) For the year ending 30th September 2020, Holland & Barrett reported a Turnover £413,639,000, a pre-tax profit of £5,749,000 and shareholder funds of £307,466,000 (Source: NorthRow 12/04/2021).

(2) Tenant has been in occupation since 2015.

Lot 7

£175,000 Per Annum Exclusive

Key Details

- Prime pedestrianised retail position between The Centrale Centre and The Whitgift Centre
- Ground and Basement let to Holland & Barrett Retail Limited until 2025
- Residential development potential on upper floors (subject to consents)
- Substantial Freehold comprising some 496.29 sq m (5,343 sq ft)
- Neighbouring occupiers include Greggs, Three, Vodafone, Footlocker, Pandora and PoundWorld

Location

Miles: 10 miles south of Central London
Roads: A212, A236, A23, M25 (Junction 7)
Rail: West Croydon Railway Station, Centrale Tram Stop
Air: Gatwick Airport, Heathrow Airport

Situation

The property is prominently located in the heart of Croydon Town centre in a prime pedestrianised retail pitch, just north of the entrance to the Centrale Centre and opposite the entrance to The Whitgift Centre. Neighbouring occupiers include Greggs, Three, Vodafone, Footlocker, Pandora and PoundWorld. A £5.25 billion regeneration of Croydon's town centre is currently underway. About a third of the new homes identified in the local plan are expected to be built in the town centre and the redevelopment of the Whitgift Centre is set to create a flagship retail destination (<https://www.croydon.gov.uk/06/04/2021>).

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement. The first, second and third floors, which are also included in the sale are vacant and are separately accessed from the rear of the property via Drummond Road. The upper floors benefit from residential development potential (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. See legal pack.



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Lot 8

£184,000 p.a.x.rising to
£235,267 p.a.x. in
March 2022

Units A & B Hammond Road, Elms Industrial Estate,
Bedford, Bedfordshire MK41 0ND

Detached Freehold Industrial Investment



Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Industrial/Warehouse Offices	3,464.00 sq m 346.00 sq m	(37,288 sq ft) (3,721 sq ft)	TERINEX LIMITED (1)	20 years from 29/09/2014 until 28/09/2034 (2) on a full repairing and insuring lease	£184,000 rising to £235,267 pax on 25th March 2022	29/09/2024 29/09/2029
Total		(3,810.00 sq m) (41,009 sq ft)				£184,000	

- (1) For over 40 years Terinex have been manufacturing and supplying a wide range of catering essentials including Polyester Oven Bags, Baking Parchment, Aluminium Foil, Cling Film and Tissues. In November 2020, part of their business was acquired by Sirane Group (a competitor food manufacturer). For the year ending 31st May 2019, Terinex Limited reported a turnover of £7,234,014, a pre-tax loss of £51,317 and net assets of £4,030,673 (source: dnb.co.uk). Since part of the business was sold, the building has been surplus to their requirements. The tenant is no longer in occupation and is seeking to assign their lease.
- (2) The lease was originally let for a term of 15 years from September 2014, but was extended in May 2020 for a further 5 years therefore expiring on 28th September 2034.

Lot 8

£184,000 p.a.x. rising to
£235,267 p.a.x. in
March 2022

Key Details

- Let to Terinex Limited on a full repairing and insuring lease expiring in September 2034 (no breaks)
- Modest rent equating to £4.48 psf with fixed rental uplift to £5.73 psf in March 2022
- 41,009 sq ft (3,810 sq m) on 2.15 acre (0.87 ha) site with secure yard
- Established Industrial Location, one mile from A421 providing fast access to M1 (J13) and A1
- Asset management opportunities including possible surrender and profitable re-let
- Of interest to investors and owner occupiers
- Low Capital Value of £67 psf

Location

Miles: 3 miles north-east of Bedford
19 miles north-east of Milton Keynes
27 miles west of Cambridge

Roads: A1(M), M1, A6, A421, A4280, A422

Rail: Bedford

Air: Luton Airport

Situation

The property is located on the Elms Industrial Estate, the main industrial area 3 miles north-east of Bedford town centre. The property is situated in a prominent position on the east side of Hammond Road. The A421 dual carriageway is one mile to the east and provides fast access to the M1 motorway (J13) and the A1. Nearby occupiers include Edmondson Electrical, Screwfix, Jas Bowman and PW Gates Distribution.

Description

The property is a detached industrial unit of steel portal frame with associated two storey offices at the front. It has an eaves height of 5.6 metres and five level access loading doors. There are approximately 80 car parking spaces and a secure yard area. The total site extends to approximately 2.15 acres (0.87 ha).

Tenure

Freehold.

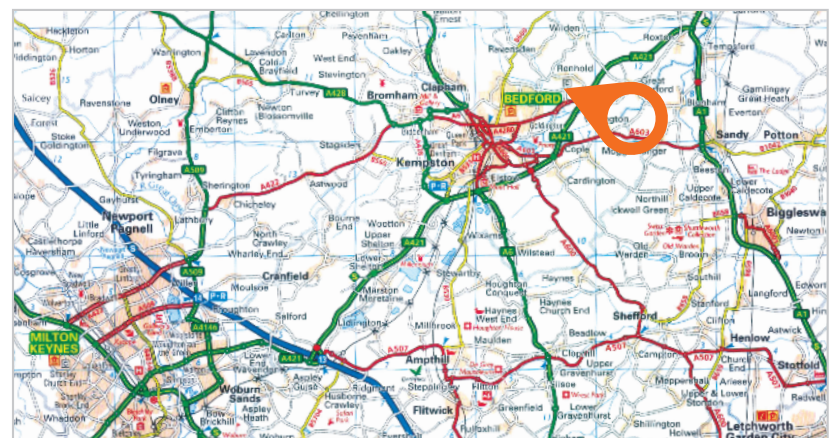
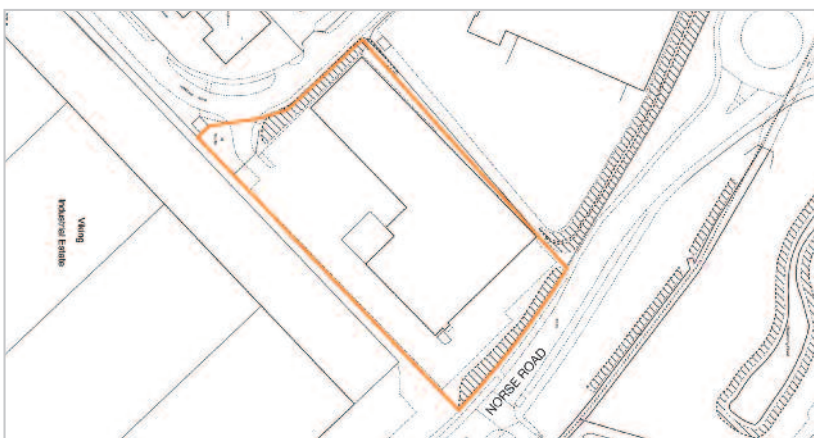
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

D90. See legal pack at www.acuitus.co.uk.



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Lot 9

£241,800.04 Per Annum
Exclusive

239-249 Mare Street, Hackney,
London, E8 3NS
Substantial Freehold Mixed Use Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
239, 241 & 243	Ground	Restaurant	148.50 sq m	(1,599 sq ft)	SAWASDEE AR-HAN-THAI LIMITED t/a Sawasdee	12 years from 05/05/2016 until 04/05/2028	£50,000	-
245	Ground	Restaurant	34.19 sq m	(368 sq ft)	TRE VIET 8 LIMITED t/a Tre Viet	5 years from 02/09/2020 until 01/09/2025	£16,500	02/09/2022
247	Ground	Restaurant/ Takeaway	50.91 sq m	(548 sq ft)	J. M. BUI t/a Tre Viet	20 years from 24/06/2008 until 23/06/2028	£21,000	24/06/2023
249	Ground	Restaurant/ Takeaway	51.65 sq m	(556 sq ft)	J. M. BUI t/a Tre Viet	10 years from 19/07/2016 until 18/07/2026	£26,500	19/07/2021
249a	First/ Second	Office	499.80 sq m	(5,380 sq ft)	H. VU	5 years from 01/03/2019 until 29/02/2024	£45,000	-
249b	Ground/ First	Retail	20.35 sq m	(219 sq ft)	D. KENDRICK t/a Jeri's Diner	5 years from 30/10/2018 until 29/10/2023	£12,000	30/10/2021
Flat 1, 249a	Third	Residential (2 bed flat)	53.97 sq m	(581 sq ft)	INDIVIDUAL	AST until 19/07/2021	£22,100.04	-
Flat 2, 249a	Third	Residential (2 bed flat)	60.07 sq m	(647 sq ft)	INDIVIDUAL	AST until 04/11/2021	£19,200	-
Flat 3, 249a	Third	Residential (3 bed flat)	68.00 sq m	(732 sq ft)	INDIVIDUAL	AST until 04/09/2021	£27,000	-
Advertising Board	Side	-	-	-	OUTDOOR MEDIA MANAGEMENT LIMITED	10 years from 14/02/2018 until 13/02/2018	£2,500	-
Total			987.44 sq m	(10,630 sq ft)			£241,800.04	

Lot 9

£241,800.04 Per Annum
Exclusive

Key Details

- Let to tenants including Sawasdee Thai Restaurant and Tre Viet Vietnamese Restaurant.
- Fully let mixed use investment comprising approximately 1,097.24 sq m (11,844 sq ft)
- Asset management opportunities with future Change of Use potential
- Close by to London Fields and Hackney Central Overground Stations
- Nearby occupiers include Titan Gym, Domino's Pizza and Sainsbury's
- VAT-free London Investment

Location

Miles: 1 miles east of Dalston
1 mile north of Bethnal Green
Roads: A10, A11
Rail: London Fields (Overground)
Air: London City Airport

Situation

Hackney is a bustling North-East London suburb approximately 3 miles north-east of the City of London. The property is located on the west side of Mare Street, within close walking distance of London Fields and Hackney Central Overground Stations, which provides access across London. The property is close to Broadway Market, a thriving Saturday market, as well as over 70 shops, cafés and restaurants open seven days a week. Other nearby occupiers include Titan Gym, Domino's Pizza and Sainsbury's.

Description

The property comprises a substantial, four storey building currently arranged as three ground floor restaurants/café's with office accommodation to the first and second floors, and two 2 bedroom flats and one 3 bedroom flat to the third floor. The upper floors benefit from separate access from Mare Street, and each of the three flats benefit from a roof top balcony/terrace. There is an advertising hoarding on the side of the building.

Tenure

Freehold.

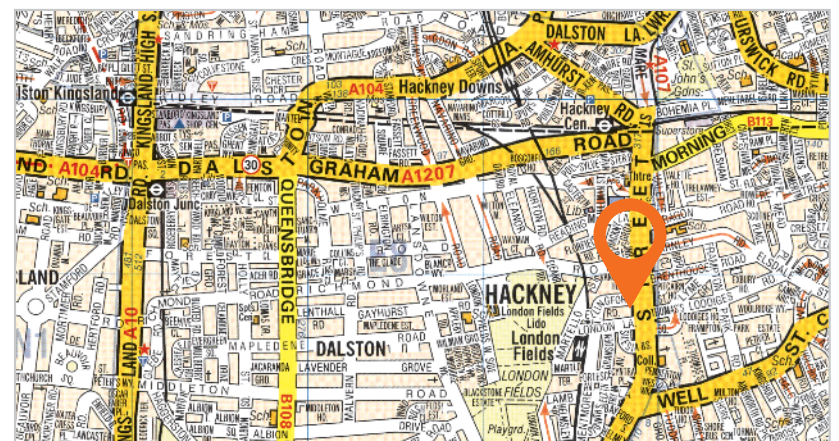
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

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



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Lot 10

£297,820 Per Annum
Exclusive

257 - 265 Southwark Park Road,
London, SE16 3TP

Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 10

£297,820 Per Annum
Exclusive

Key Details

- Substantial corner building including 2 retail units and 14 self contained flats
- Tenants trading as Nisa Local and Paddy Power
- Situated approximately 1 mile south of The City of London
- Further development potential to add an additional floor (Subject to Consents)

Location

- Miles:** 1 mile south east of Tower Bridge
1.2 miles south east of the City of London
2.5 miles south west of London Docklands and Canary Wharf
1.5 miles south east of London Bridge
- Roads:** A2206, A2, A20, A205 South Circular Road.
- Rail:** Bermansey Underground Station, Surrey Quays Overground Station.
- Air:** London City Airport, London Heathrow Airport

Situation

The property is situated on the north side of South Park Road in front of a major newly constructed 7 storey residential building. Bermansey benefits from being approximately 1 mile equidistant between Tower Bridge and the City of London and the regenerated fashionable and affluent Surrey Quays.

Description

The property a substantial corner building comprises two retail units on the ground floor and 14 self contained residential flats (10 x 2 bedroom and 4 x 1 bedroom) on the upper three upper floors. The property may benefits from further residential development with the construction of an additional floor (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

The property may be suitable for the development of an additional floor to create additional flats, subject to consents

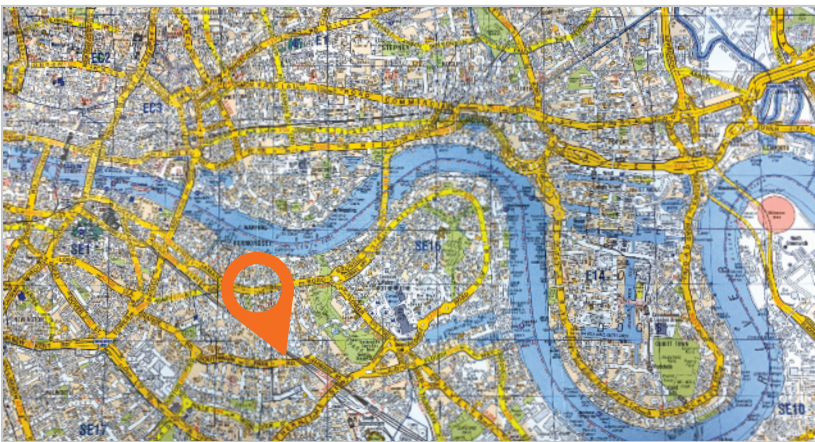
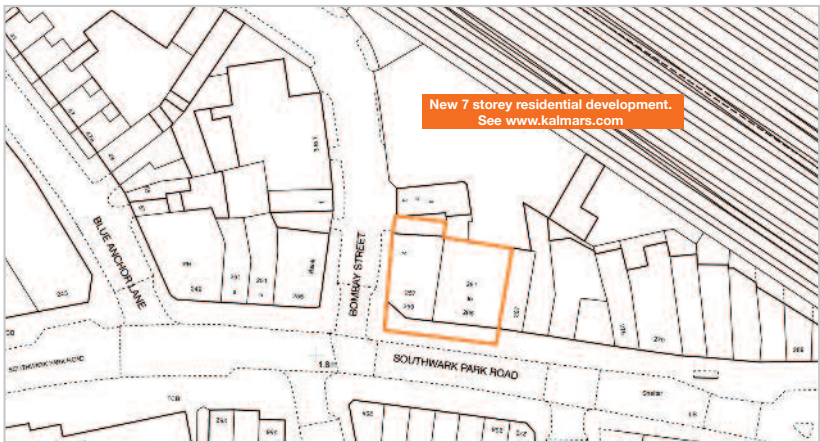
Six Week Completion

Energy Performance Certificate

See legal pack.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Convenience Store	110.60 sq m (1,190 sq ft)	SUNSTAR SUPERMARKETS LIMITED (CRN 05863736) t/a Nisa Local (1)	20 years from 07/03/2021 until 2041 (2)	£35,000	07/03/2026 and 5 yearly (06/03/2041)
Ground	Retail	165.65 sq m (1,783 sq ft)	POWER LEISURE BOOKMAKERS LIMITED (CRN 03822566) (3)	15 years from 27/03/2007	£27,500	(26/03/2022)
First to Third	14 Flats	10 X 2 Bedroom and 4 x 1 Bedroom	INDIVIDUALS	14 separate Assured Shorthold Tenancy Agreements	£235,320	
Total Commercial Floor Area		276.25 sq m (2,973 sq ft)			£297,820	

- (1) Nisa is a £1.45 billion turnover company which exists to provide benefits to approx. 1,400 partners, operating almost 4,000 stores. (Source: www.nisalocally.co.uk/the-nisa-story/)
- (2) As to the lease to Sunstar Supermarkets Limited, the lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.
- (3) For the year ending 31st December 2019, Power Leisure Bookmakers Limited reported a turnover of £745,565,471, a pre-tax profit of £93,404,662 and shareholder funds of £198,324,531 (Source: NorthRow 13/04/2021).
- (4) As to the residential flats the rents shown have been annualised.



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Lot 11

£117,500 Per Annum
Exclusive

541 Holloway Road,
London, N19 4BT

Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 11

£117,500 Per Annum
Exclusive

Key Details

- Part let to tenant trading as Sky Gym & Cafe until 2029 (subject to option)
- Potential Future Development Potential (subject to leases and consents)
- Includes 6 flats let on separate leases
- Property Located on the Busy and Fashionable Holloway Road
- Affluent North London Location
- Comprises approximately 657.00 sq m (7,072 sq ft)

Location

Miles: 4 miles north of the City of London
Roads: A1, A503, A103, A501 (Inner Ring Road), A406 (North Circular Road)
Rail: Upper Holloway (Overground), Archway Underground Station (Northern Line), Holloway Road Underground Station (Piccadilly Line)
Air: London City Airport, London Heathrow Airport

Situation

The affluent and highly fashionable North London Borough of Islington lies immediately north of the City of London and is home to attractions such as Saddlers Wells Theatre, Arsenal's Emirates Stadium, and Highbury Field. The property is situated on the western side of Holloway Road just 300 metres south of Upper Holloway Overground Station and near to Whittington Park. Nearby occupiers include Co-op Food, and many local retailers and restaurants.

Description

The property comprises a four storey building arranged as a ground and part first floor gym/cafe, together with four 1 bedroom flats and two studio flats arranged over the upper three floors which benefit from separate access from the front.

Tenure

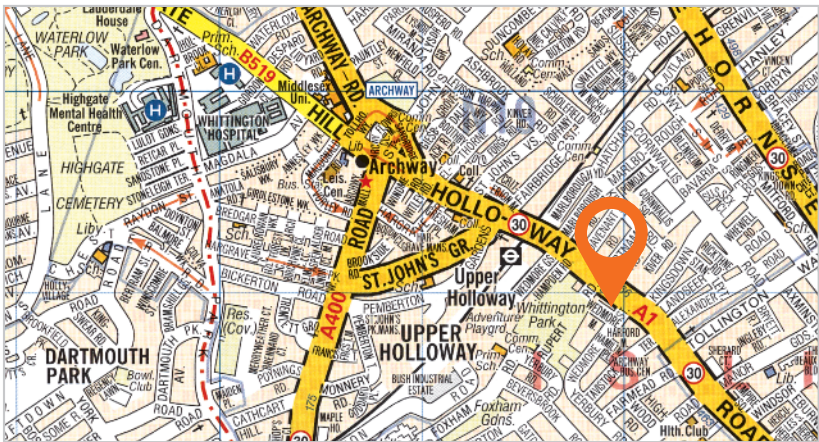
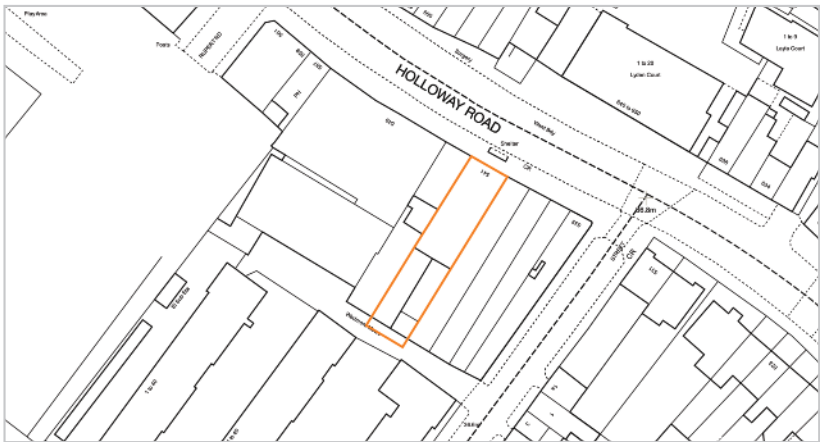
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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Seller's Solicitors: Solomon Taylor & Shaw
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Lot 12

£127,400 Per Annum
Exclusive

150-152 High Street North, East Ham,
London, E6 2HT

Pharmacy with Residential Investment



Tenancy and accommodation

Lot 12

£127,400 Per Annum
Exclusive

Key Details

- Substantial double retail units with two self contained Maissonettes.
- Retail Tenant Trading as Pharmacy until 2029
- Situated in a Busy East London suburb.
- Potential to reconfigure or extend the residential upper parts (Subject to Consents)
- VAT Free Investment
- The property is held in a recently formed Single Purpose Vehicle (SPV) which is available and can result in significant Stamp Duty Savings.

Location

Miles: 6 miles East of the City of London
4 miles north east of London Docklands
2.5 Miles East of Stratford and the Olympic Park
Roads: A406 North Circular Road, A13, M25
Rail: East Ham Underground Station
(District Line)
Air: London City Airport. London Southend Airport. London Stansted Airport, London Heathrow Airport

Situation

East Ham is a busy and popular East London residential suburb. The property is situated on the east side of the vibrant High Street North between Lathom Road and Clements Road. High Street North is the town's main commercial and retailing thoroughfare. Nearby occupiers include Greggs, State Bank of India, Wilko, Ladbroke's and an eclectic mix of local traders.

Description

The property is two mid terraced mix use buildings with the ground floor combined to form a large single retail unit. The upper parts comprise two 4 room self contained maisonettes that are accessed from the rear passageway via Clements Road. Each maisonette benefits from a rear terrace. The residential upper parts may benefit from being reconfigured or extended (Subject to Consents)

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

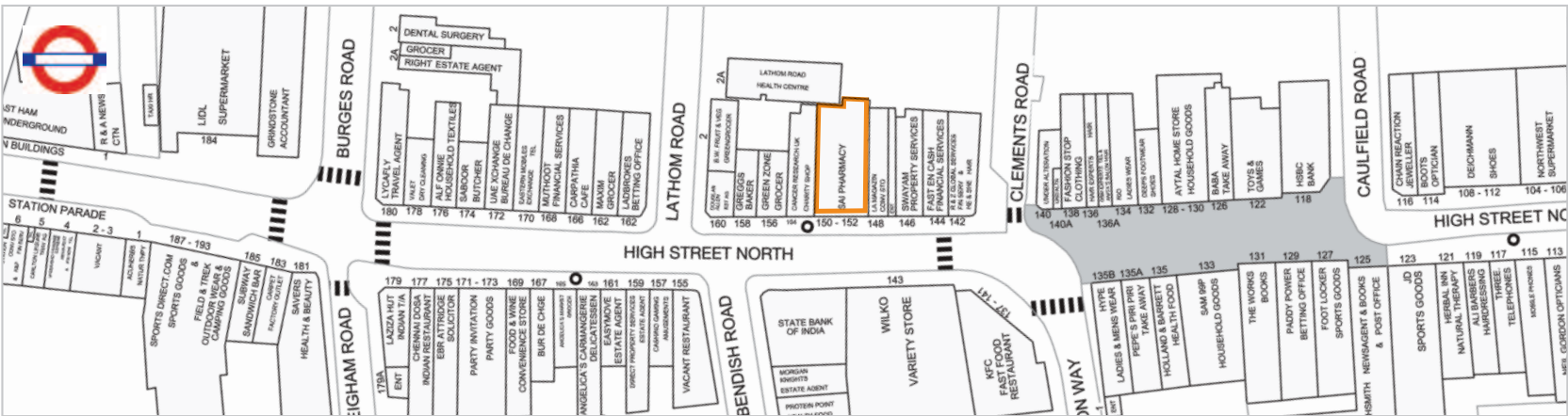
Long Dated Completion Available.

Energy Performance Certificate

See legal pack.

Building No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
150 to 152	Basement Ground	Ancillary Retail	78.10 sq m (841 sq ft) (2) 213.02 sq m (2,293 sq ft) (2)	Pharmacy Team Limited (CRN 07035691) (1)	20 years from 14th September 2009 until 2029	£95,000	14th September 2024
150A	First Second	Residential	4 Room Maisonette	Individuals	Assured Shorthold Tenancy for a term of 2 years from 27/01/2017 Holding over.	£15,600 (3)	
152A	First Second	Residential	4 Room Maisonette	Individuals	Assured Shorthold Tenancy for a term of 2 years from 27 / 01/2017 Holding over.	£16,800 (3)	
Total Commercial Floor Area			291.12 sq m (3,134 sq ft)			£127,400	

- (1) Pharmacy Team Limited was incorporated in 2009.
(2) The floor areas stated above have been published by the Valuation Office Agency at www.tax.service.gov.uk/business-rates-find/valuations/15769549000
(3) As to the residential tenancies, the rents stated above have been annualised.
(4) The property is held in a recently incorporate Single Purpose Vehicle (SPV) the purchase of which is available and can result in a significant Stamp Duty Savings.



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Lot 13

£209,311.50 Per Annum
Exclusive (1)

Ashtead House, Discovery Drive, Arnhall Business Park, Westhill, Aberdeen AB32 6FG

Modern Heritable Industrial and Office Investment With Minimum Uplift in 2022



Key Details

- Prominent location on Discovery Drive
- Total site area of 1.36 acres reflecting 20% site coverage
- Modern industrial building with two storey office built in 2012
- 41 car parking spaces on site
- Currently producing £209,311 p.a.x with minimum uplifts to £236,815 p.a.x. in 2022 and £267,935 p.a.x. in 2027

Location

Miles: 7.5 miles west of Aberdeen city centre
Roads: A944 Aberdeen Western Peripheral Route
Rail: Aberdeen Railway Station (Mainline and ScotRail)
Air: Aberdeen Airport (5 miles to the north)

Situation

Westhill is a popular satellite town 7.5 miles west of Aberdeen city centre and 5 miles south of Aberdeen Airport. The area is globally recognised as a centre of excellence in the field of subsea engineering. Companies related to North Sea energy, exploration and production industry are represented at Westhill including Technip FMC UK, Schlumberger Oilfield UK, Subsea 7 and Total E&P UK. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction, improving connectivity to the north and south of the city. A wide range of amenities can be found nearby which include Tesco, Costco, Aldi, Holiday Inn, Premier Inn, Hampton by Hilton and the Westhill Shopping Centre, anchored by Marks & Spencer's food store and Costa.

Description

Built in 2012, Ashtead House is an industrial property with integrated two storey offices with on site car parking for 41 cars and a concrete yard. The warehouse benefits from a 6 metre eaves height and roller shutter door. The tenant has installed a mezzanine floor within the industrial unit. The property benefits from an excellent EPC rating of B27.

Tenure

Heritable.

Tenancy and accommodation

Accommodation	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Warehouse Office	836.47 sq m 422.65 sq m	(9,004 sq ft) (4,549 sq ft)	ASSTEAD TECHNOLOGY LIMITED (1)	16 years from 27/06/2012 to 26/06/2028 (2)	£209,311.50 (2)	26/06/2022, 26/06/2027 (4)
TOTAL	1,259.12 sq m	(13,553 sq ft)			£209,311.50	

- (1) Ashtead Technology limited was founded in 1985. With 9 regional hubs and 190 employees, the company has become a world-leading, independent subsea equipment solutions specialist providing rental and sale of survey and ROV equipment. Further information can be found at www.ashtead-technology.com. For the year to 31/12/2019, Ashtead Technology Limited reported a turnover of £22,446,000, a pre tax profit of £5,340,000 and a Net Worth of £33,884,000 (Source: NorthRow 08/04/2021)
- (2) There are five yearly upward only rent reviews to the greater of 2.5% per annum compounded or open market rental value. The minimum rent at the next rent review on 26/06/2022 is £236,815.61 per annum and on 26/06/2027 is £267,935.12 per annum.
- (3) The tenant has an option to extend the lease to 26/06/2033 at a rent of £303,144 per annum subject to providing the landlord with 9 months prior written notice.

VAT

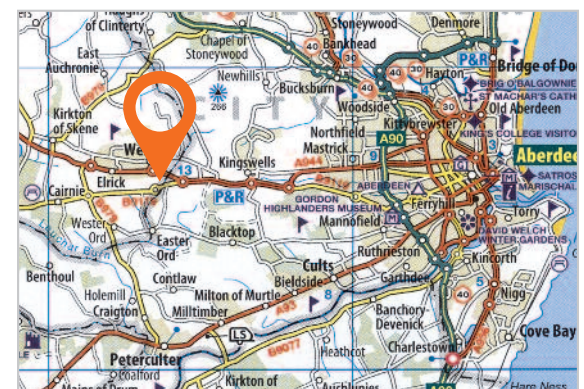
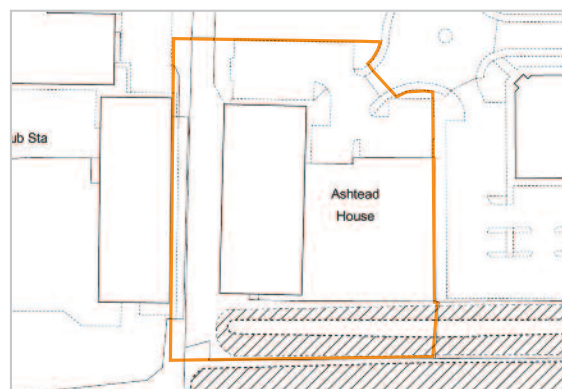
VAT is applicable to this lot.

Energy Performance Certificate

B

Viewings

Please contact Mhairi Archibald



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Lot 14

Gross Rent £823,379
Per Annum

Hillsborough Exchange Shopping Centre, Middlewood Road, **Sheffield, South Yorkshire S6 4HL**

Substantial Shopping Centre Investment



Historic Photographs



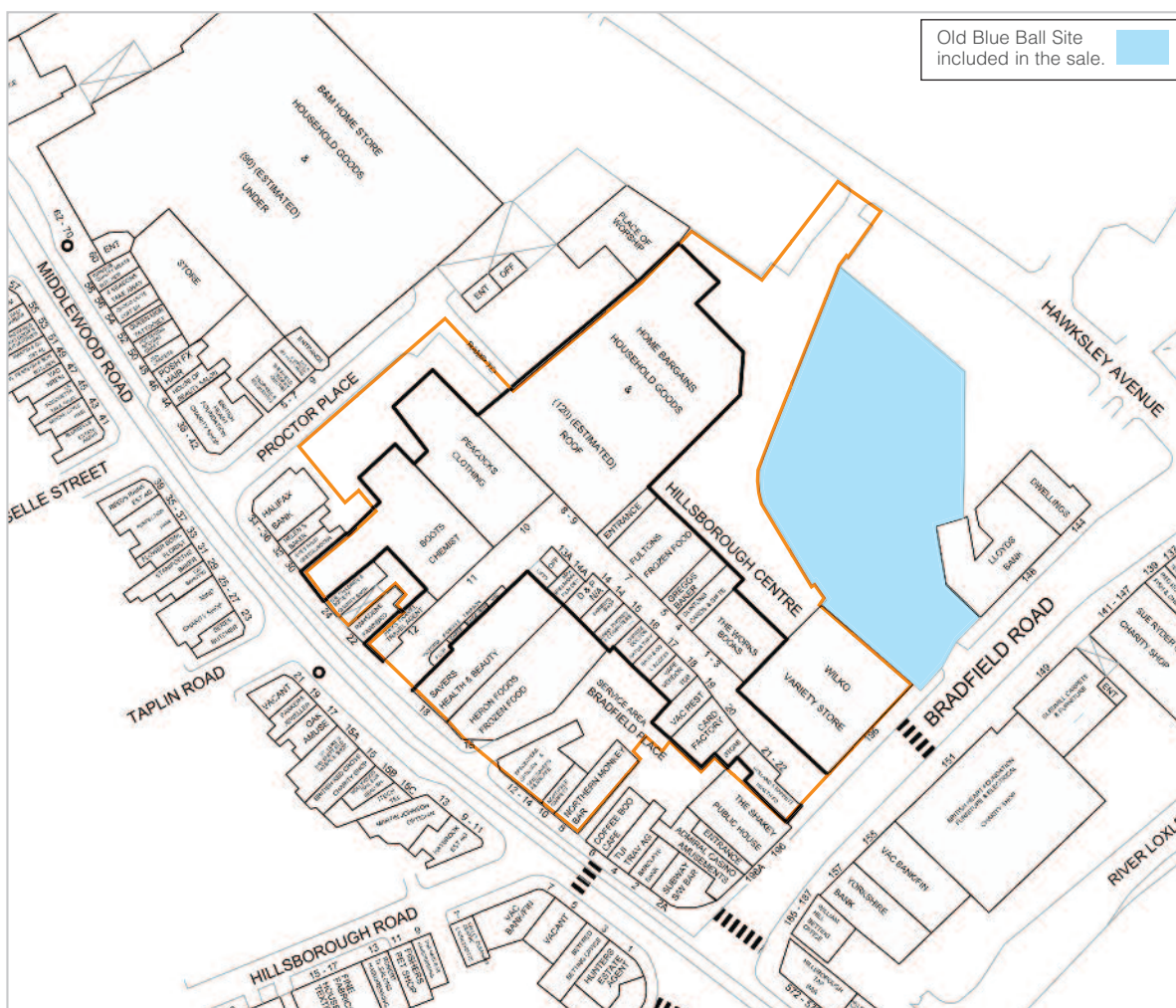
Historic Photographs

Tenancy and accommodation

A full tenancy schedule is available within the solicitors legal pack. Retailers include Boots, Superdrug, Wilko, Clintons, Greggs, Home Bargains, The Works, Card Factory, Holland & Barrett and Specsavers, amongst others. Approximately 98% of the floor area is currently let and approximately 90% of total floor area is let to national tenants.

Income

Gross Total (including mall entertainment, vending machines, car parking and advertising etc):
Current actual and estimated gross income is £823,379 per annum.



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george.goucher@acuitus.co.uk

Key Details

- **Substantial Shopping Centre comprising 8,540.78 sq m (91,933 sq ft)**
- **Includes the Old Blue Ball Site**
- **Large site area of approximately 2.8 acres (1.13 ha)**
- **Tenants include Boots, Superdrug, Wilko, Clintons, Greggs, Home Bargains, The Works, Card Factory, Heron Foods, Savers, Holland & Barrett and Specsavers**
- **Approximately 98% of total floor area is currently let**
- **Approximately 90% of floor area let to national tenants**
- **Asset management Opportunities**

Location

Miles: 2 miles north-west of Sheffield
31 miles south of Leeds
Roads: A57, A61, M1 (J34)
Rail: Hillsborough Tram
Air: Doncaster Sheffield Airport

Situation

Hillsborough is a popular suburb of Sheffield, approximately 2 miles north-west of Sheffield City Centre, 31 miles south of Leeds and 36 miles south-east of Manchester. The property is located between the River Loxley and Hillsborough Park, and fronts the east side of Middlewood Road. The property benefits from two tram stops (Hillsborough and Middlewood Road) which provide access to and from Sheffield City Centre. Hillsborough Interchange is close by too which connects the area with buses from Sheffield, Rotherham and the local area.

Description

The Hillsborough Exchange Shopping Centre was originally built in 1988 and comprises a covered scheme with pedestrian access from Middlewood Road and Bradfield Road. The scheme is currently arranged to provide 27 units (all of which are currently let except two) and four kiosks (two of which are vacant). The majority of the retail units trade at ground floor level, with one unit trading from ground and first floor. The total retail/ancillary accommodation totals approximately 8,540.78 sq m (91,933 sq ft) on a total site area of approximately 2.8 acres (1.13 ha). The property also benefits from a rooftop customer car park comprising over 100 spaces which is accessed from Proctor Place. The property includes the Old Blue Ball Site.

Tenure

Majority Freehold. The entire property is held Freehold save for 22 Hawkley Avenue, which is held Leasehold. Please see legal pack for full details.

VAT

VAT is applicable to this lot.

Four Week Completion

Energy Performance Certificate

Various. Please see legal pack at www.acuitus.co.uk.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents and current tenancies. Interested Parties are referred to Sheffield City Council (www.sheffield.gov.uk).

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Lot 15

£155,369 Per Annum
Exclusive Gross

Millenium House, Innovation Park, Campus One, Aberdeen, AB22 8GT

Long leasehold Office and Laboratory Investment



Key Details

- Single storey office pavilion on established Innovation Park
- Office and Laboratory accommodation with test rig facilities
- Let to Sensia UK Limited Guaranteed by Rockwell Automation Limited until 2025
- Rockwell Automation Limited have been in occupation since 2005
- Low site coverage on site of c.1 acre
- Includes 39 car parking spaces

Location

Miles: 3 miles north of Aberdeen city centre
67 miles north-east of Dundee
Roads: A90, A96
Rail: Aberdeen Railway Station
(mainline and Scotrail)
Air: Aberdeen Airport

Situation

Innovation Park at Bridge of Don is an established business location situated to the south side of Balgownie Road. Located 3 miles north of Aberdeen city centre, Balgownie Road connects Ellon Road and The Parkway (A90), two of the arterial routes north of the city. Neighbouring occupiers include Scotia Instrumental Limited and Wipro UK Limited.

Description

Millennium House is a single storey office pavilion arranged over two wings with central entrance/reception area. The pavilion provides modern open plan office accommodation and benefits from 39 car parking spaces with the overall site extending to 0.94 acres.

Tenure

Long Leasehold. Held on a 125 year ground lease expiring 15th October 2099. The current ground rent is £30,144 per annum (nil uplift in October 2020). Further detail on the ground lease is available in the legal pack.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

E
Please see the legal pack at www.acuitus.co.uk for further information

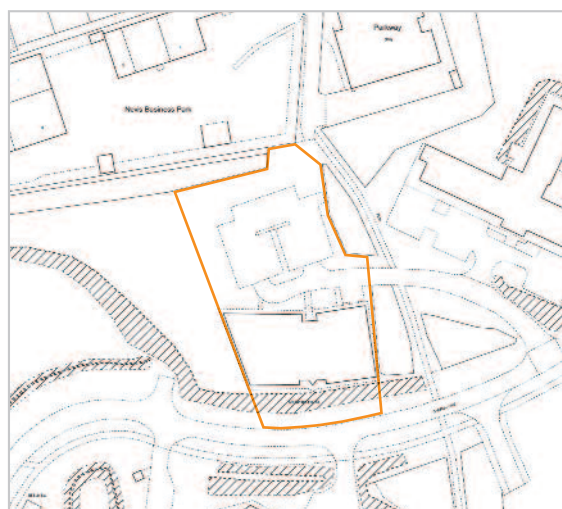
Tenancy and accommodation

Accommodation	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Reception	53.23 sq m (573 sq ft)	SENSIA UK Ltd(1) GUARANTEED BY ROCKWELL AUTOMATION LIMITED	10 years from 23/09/2015	£155,369	22/09/2025
East Wing	332.96 sq m (3,584 sq ft)				
West Wing	515.89 sq m (5,553 sq ft)				
TOTAL	902.08 sq m (9,710 sq ft)			£155,369	

(1) Sensia Limited is a joint venture between Rockwell Automation and Schlumberger. The lease is guaranteed by Rockwell Automation Incorporated (NYSE: ROK). Rockwell Automation Limited (CRN 00872110) was incorporate in 1966 and for the year ending 30th September 2019 reported a Turnover of £60,873,000, Pre tax profits of £16,571,000. and Net Assets of £48,847,000. Rockwell Automation Limited Annual report and accounts).

Viewings

Please contact Mhairi Archibald



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Lot 16

£278,897.01 Per Annum
Exclusive plus 831.27 sq m
(8,948 sq ft) of vacant
offices to be let.

Daisyfield Business Centre, Appleby Street,
Blackburn, Lancashire BB1 3BL

Freehold Substantial Multi-let Offices investment



Photograph taken 19.04.2001

Tenancy and accommodation

Building	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Cottage 2	Ground and First	Offices	78.78 sq m	(848 sq ft)	DEXTRAPAY LIMITED	3 years from 13/07/2020	£5,088	(12/07/2023)
Cottage 1	Ground and First	Offices	83.98 sq m	(904 sq ft)	VACANT POSSESSION	-	-	-
Gatehouse	Ground	Offices	107.49 sq m	(1,157 sq ft)	WATERSIDE CREATIVE LIMITED	3 years from 01/10/2019	£3,250	01/10/2021 (30/09/2022)
Main Building	Ground	Kitchen	27.87 sq m	(300 sq ft)	SIZZLERS SANDWICH BAR LTD	5 years from 01/12/2018	£1,250	01/12/2021 (30/11/2023)
Main Building	Ground	Cafe	39.95 sq m	(430 sq ft)	SIZZLERS SANDWICH BAR LTD	2 years from 01/03/2021	£1,074.36	(30/11/2023)
Main Building	First and Second Floor	Offices	2,628.71 sq m	(28,296 sq ft)	LANCASHIRE CARE NHS TRUST	20 years from 25/03/2007 (1)	£125,000	(24/03/2027)
Main Building Suites 301 - 314	Third	Offices	1,118.17 sq m	(12,047 sq ft)	MULTIPLE TENANTS (2)	(2)	£10,750.68 (2)	-
Main Building Suites 401 - 414	Fourth	Offices	1,023.21 sq m	(11,014 sq ft)	MULTIPLE TENANTS (3)	(3)	£40,653.36 (3)	-
Main Building Suites 501 - 511	Fifth	Offices	1,748.67 sq m	(18,823 sq ft)	MULTIPLE TENANTS (4)	(4)	£61,466 (4)	-
Main Building Suites 310, 408, 406a, 501, 505, 508	Various	Offices	831.27 sq m	(8,948 sq ft)	VACANT POSSESSION	-	-	-
Totals			7,689.10 sq m (82,767 sq ft)				£278,897.01 with 831.27 sq m (8,948 sq ft) of vacant offices to be let.	

- (1) As to the lease to LANCASHIRE CARE NHS TRUST, there is an option to determine on 25/12/2021.
(2) The 3rd floor is occupied by 12 tenants producing a rent of 10,750.68. A copy of the full tenancy schedule is available in the legal pack.
(3) The 4th floor is occupied by 14 tenants producing a rent of £40,653.36. A copy of the full tenancy schedule is available in the legal pack.
(4) The 5th floor is occupied by 7 tenants producing a rent of £61,466. A copy of the full tenancy schedule is available in the legal pack.

Lot 16

£278,897.01 Per Annum
Exclusive plus 831.27 sq m
(8,948 sq ft) of vacant
offices to be let.

Key Details

- **Prominent location close to Town Centre**
- **74,432 sq ft Offices, a 3,590 sq ft Industrial Warehouse and ancillary Outbuildings extending to 2,909 sq ft**
- **Parking for approximately 210 cars**
- **Approximate site area of 2.77 acres (1.12 hectares) Approximate site coverage of 22%**
- **Tenants include Lancashire Care NHS Foundation Trust**
- **Active management opportunity with Development potential (Subject to consents)**

Location

Miles: 0.75 miles north west of Blackburn town Centre, 21 miles north-west of Manchester, 10 miles East of Preston
Roads: A666, A678, M65 (Junction 6)
Rail: Blackburn Railway Station
Air: Manchester Airport

Situation

The property is prominently situated in a busy and well established commercial and industrial location approximately 0.75 miles north west of Blackburn Town Centre and railway station. The majority of the property is situated on the east side of Appleby Street and a substantial car park on the west side of Appleby Street.

Description

The property is a substantial commercial site of approximately 2.77 acres (1.12 hectares) and comprises an attractive and substantial 5 storey former mill building that now provides flexible office accommodation, a modern warehouse building benefiting from an eaves height of approximately 3.5m (12 ft) and a vehicle access loading door and two substantial ancillary outbuildings fronting Appleby Street. The property also benefits from parking for approximately 210 cars in two car parks. The property benefits from an overall site coverage of 22% and may be suitable for further development on the car parks subject to consents.

Tenure

Freehold.

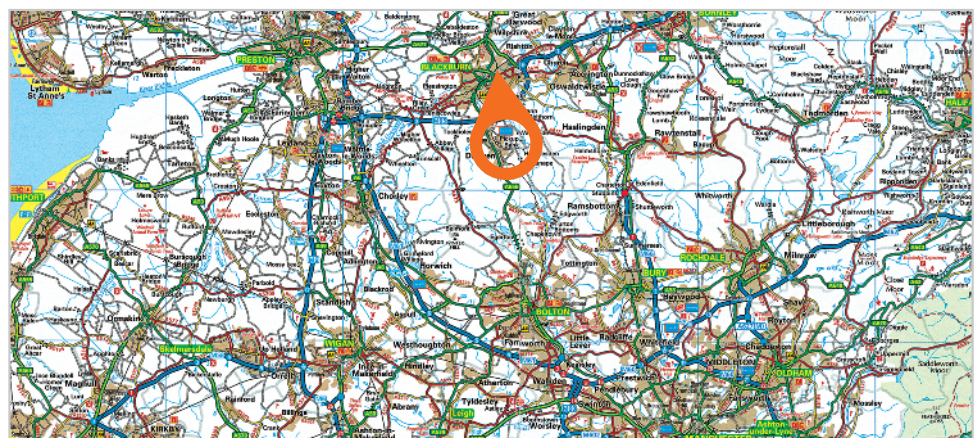
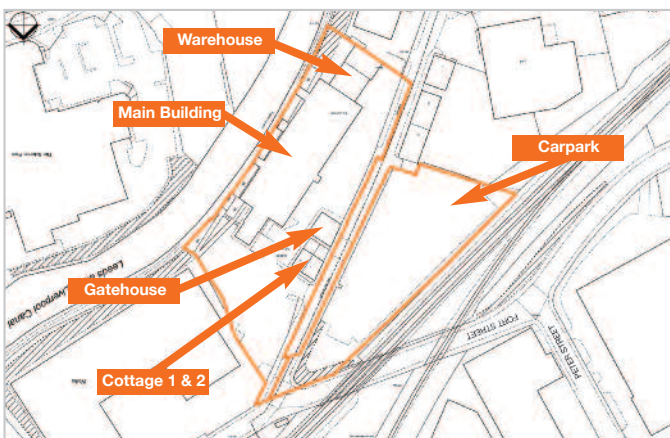
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



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Lot 17

Vacant Possession

Unit B4 Ratio Park, Fine Point Road, Kidderminster, Worcestershire DY11 7FB

Freehold Modern Industrial Opportunity



Key Details

- Situated on a well established industrial estate
- Modern industrial unit with vehicle access loading door and car parking
- Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers

Location

Miles: 18 miles south-west of Birmingham
16 miles south of Wolverhampton
Roads: A451, A449, M5, M42
Rail: Kidderminster Railway Station
Air: Birmingham Airport

Situation

Ratio Park is located within an established industrial location some 2.5 miles south of Kidderminster town centre, directly fronting the main A451 Stourport Road. The property is situated on the well established industrial estate Fine Point Business Park, comprising commercial and office buildings. Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers.

Description

The property comprises a modern industrial unit with a mezzanine floor at the rear, an eaves height of approximately 4.1 metres (13ft 6ins) and dedicated car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week completion

Energy Performance Certificate

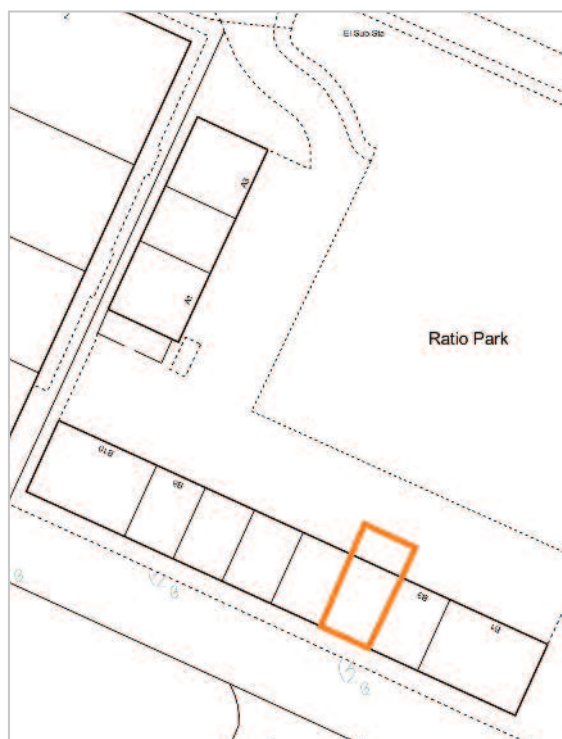
Band D. See legal pack.

Note

Unit A3 is being offered as lot 33

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground and Mezzanine	Industrial	106.56 sq m (1,147 sq ft)	VACANT POSSESSION
Total Approximate Floor Area		106.56 sq m (1,147 sq ft)	



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Lot 18

Vacant Possession

88 Broad Street, Reading, Berkshire RG1 2AP

Freehold Retail Opportunity



Key Details

- Pedestrianised town centre location
- Crossrail town. Reading to Bond Street in 54 minutes
- 100 metres from John Lewis and Primark
- Other neighbouring occupiers include Boots the Chemist, Waterstones, Sports direct, Pret a Manger, Barclays and Santander

On Behalf of a Major Fund

Location

Miles: 8 miles south-west of Henley-on-Thames
25 miles south-east of Oxford
40 miles west of Central London

Roads: A33, A329(M), A404(M), M4

Rail: Reading Railway Station

Air: London Heathrow

Situation

Reading is a popular regional retailing destination and major commercial and administrative centre for the Thames Valley region. The town benefits from excellent transport links by road, being easily accessed via Junctions 10, 11 and 12 of the M4 motorway, by rail and by air, being some 29 miles west of Heathrow Airport. The property is situated on the south side of the busy pedestrianised Broad Street, in a popular retailing location with nearby occupiers including John Lewis, Primark, Marks & Spencer, Boots the Chemist, Sports direct, Pret a Manger, Barclays and Santander.

Description

The property comprises ground floor retail accommodation with basement, first and second floor ancillary accommodation. The property has historically been used in conjunction with the adjoining unit and some of the party wall has been partially removed.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

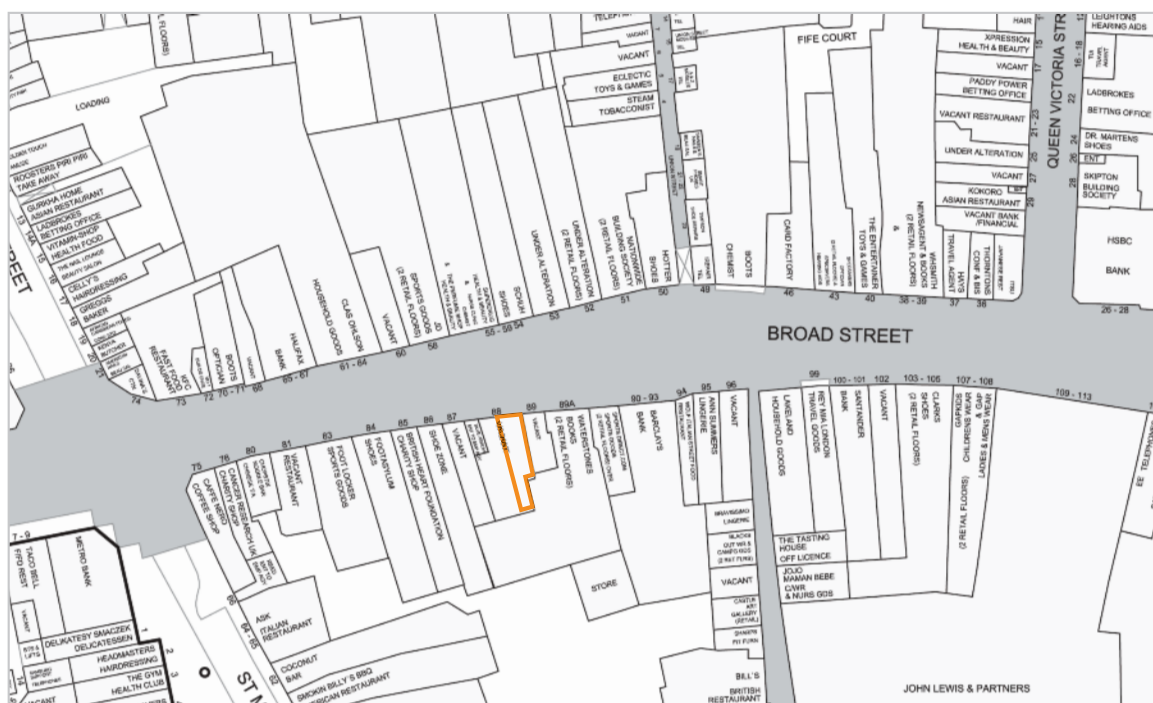
Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Retail	113.62 sq m	(2,080 sq ft)	VACANT POSSESSION
First	Ancillary	41.15 sq m	(443 sq ft)	
Second	Ancillary	42.45 sq m	(457 sq ft)	
Basement	Ancillary	42.64 sq m	(459 sq ft)	
Total		239.86 sq m	(3,439 sq ft)	



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1-3 Orsett Road,
Grays, Essex RM17 5DA
Freehold Retail Investment



Key Details

- Entirely let to Sequence (UK) Limited
- Lease expires October 2023
- Asset Management and Possible Change of Use Opportunity
- Nearby occupiers include Subway, KFC, PaddyPower and various banks, shops and cafe's
- VAT-free Investment

Location

Miles: 5 miles north-east of Dartford
22 miles east of Central London

Roads: A13, A282, M25 (J30)

Rail: Grays

Air: London Southend

Situation

Grays is the largest town in the Borough of Thurrock and is situated on the north bank of the River Thames, approximately 5 miles north-east of Dartford and 22 miles east of Central London. The property is situated in a prominent location on Orsett Road, close to it's junction with High Street and less than 1/4 of a mile from Grays train station. Nearby occupiers include Subway, KFC, Paddypower and various banks, independents shops and cafe's.

Description

The property comprises two adjoining two storey buildings, one arranged as a double-fronted shop with office and ancillary accommodation on the first floor and the other arranged as a ground floor only shop. Part of the property, trading as Kay's Barbers has been sublet. The property benefits from parking to the rear which is accessed via Brooke Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
1 Orsett Road (t/a William H Brown)	Ground First	Retail/Ancillary Offices	71.50 sq m 102.00 sq m	(770 sq ft) (1,103 sq ft)	SEQUENCE UK LIMITED (1)	10 years from 09/10/2013 until 08/10/2023	£32,250
3 Orsett Road (t/a Kay's Barbers) - sublet	Ground	Retail	61.80 sq m	(666 sq ft)			
Total			235.30 sq m	(2,539 sq ft)			£32,250

(1) For the year ending 31/12/2019, Sequence (UK) Limited reported a turnover of £165,667,000, pre-tax profits of £17,275,000 and shareholder's funds of £16,501,000. Sequence (UK) Limited is a national network of estate agents, with over 320 offices around the country, trading under 12 different brands (www.sequencehome.co.uk). Part of the property has been sublet to a tenant trading as Kay's Barbers at a sublet rent of £15,000 pa.



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Lot 20

£87,000 Per Annum
Exclusive

2, 2a, 3, 3a & 3b Grand Parade, High Street, Crawley, West Sussex RH10 1BU

Freehold Retail & Residential Investment



Key Details

- Entirely let to Arun Estate Agencies Limited (t/a Cubitt & West)
- Includes two bed maisonette and 2x two bed flats (entirely sublet)
- 10 year lease expiring October 2024 (2019 tenant break option not exercised)
- Asset management opportunities
- VAT-free Investment
- Nearby occupiers include Barclays Bank, Prezzo, J D Wetherspoon, KFC, Subway, Dominos, Ask Italian and Turtle Bay
- Popular West Sussex commuter town close to Gatwick Airport

Location

Miles: 7 miles north-east of Horsham
30 miles south of Central London
Roads: A2011, M23
Rail: Crawley
Air: London Gatwick (5 miles)

Situation

Crawley is a popular West Sussex commuter town, approximately 7 miles north-east of Horsham and 30 miles south of Central London. The property is situated in a prominent position on the west side of High Street, close to it's junction with Cross Keys and a 5 minute walk to Crawley Train Station. Nearby occupiers include Barclays Bank, Prezzo, J D Wetherspoon, KFC, Subway, Dominos, Ask Italian and Turtle Bay.

Description

The property comprises a three storey building arranged as a double-fronted ground and part first floor shop. 2 Grand Parade is not currently occupied by the tenant and has been sub-divided with 3 Grand Parade to form two self-contained units. The property includes a two bedroom maisonette and 2x two bedroom flats on the first and second floors. The residential accommodation benefits from separate access at the rear and parking for approximately 8 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

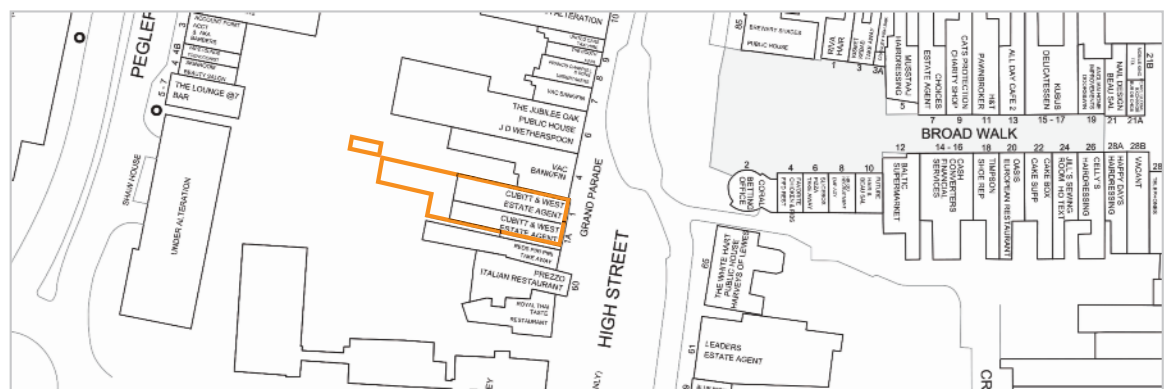
Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
2/3	Ground	Retail/Estate Agent	241.36 sq m	(2,598 sq ft)	ARUN ESTATE AGENCIES LIMITED (1)	10 years from 01/11/2014 until 31/10/2024 on a full repairing and insuring lease	£87,000
	Part First	Office	24.06 sq m	(259 sq ft)			
2a	First/Second	2 Bedroom maisonette	59.18 sq m	(637 sq ft)			
3a	First	2 Bedroom flat	41.71 sq m	(449 sq ft)			
3b	Second	2 Bedroom flat	40.04 sq m	(431 sq ft)			
Total			406.35 sq m	(4,374 sq ft) (2)			£87,000

- (1) Established in 1991, Arun Estate Agencies Limited are the largest independent estate agency in the South East of England, with over 100 branches operating under 4 different trading brands (arunestates.co.uk). For the year ending 30/09/2019, Arun Estate Agencies Limited report a turnover of £58,658,000 pre-tax profits of £9,065,000 and shareholders funds of £59,141,000 (Source: NorthRow 30/03/2021).
- (2) The residential parts have been measured as Gross Internal Area. We understand the residential parts have been sublet at a total sublet rent of £31,000 pa.

Energy Performance Certificate

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



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Specialist Rent Review Consultants

Seller's Solicitors:
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Lot 21

£10,500 Per Annum
Exclusive (Plus vacant
first floor)

34 Market Street, Abergele, Conwy LL22 7AA Freehold Pharmacy Investment



Key Details

- Shop let to Lloyds Pharmacy Limited until December 2025
- Vacant first floor above with potential change of use opportunity (subject to consents)
- Attractive coastal town

Location

Miles: 32 miles west of Chester
40 miles south-west of Liverpool
Roads: A55, A470
Rail: Abergele & Pensarn
Air: Liverpool Airport

Situation

Abergele is a coastal market town in North Wales approximately 32 miles west of Chester and 40 miles south-west of Liverpool. The property is situated on the north side of Market Street, close to its junction with Chapel Street. Nearby occupiers include Co-Op Food, Savers and various independent shops and restaurants.

Description

The property comprises a two storey building arranged as a ground floor pharmacy, with vacant offices on the first floor benefitting from separate access off Market Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion.

Energy Performance Certificate

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

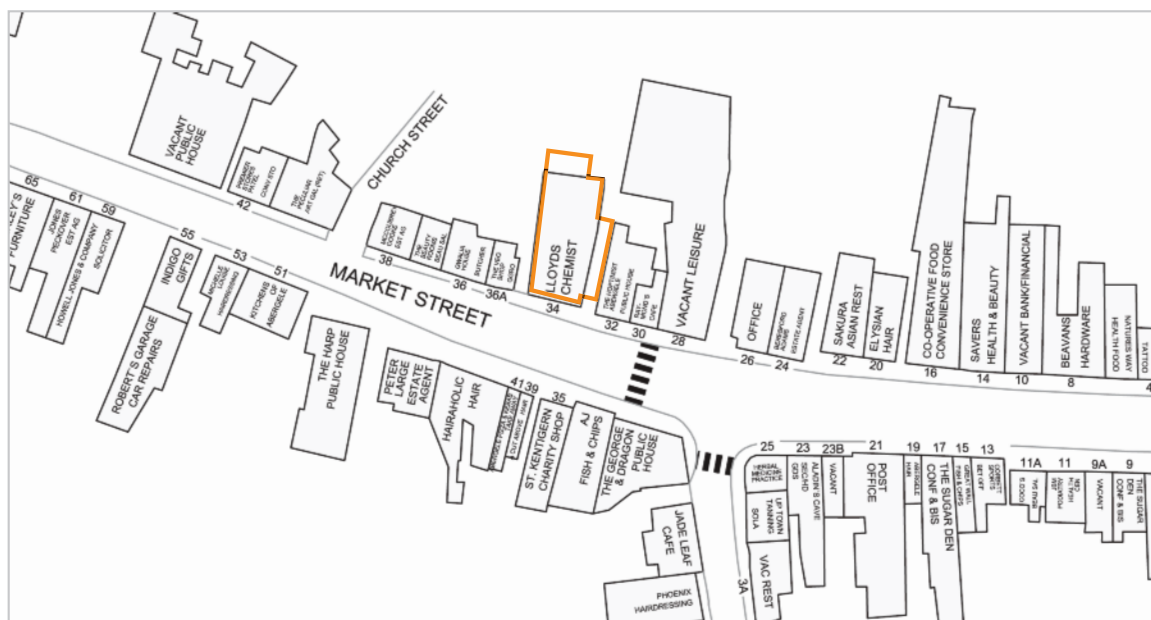
Note

Please note the buyer will pay 1.5% +VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	171.40 sq m	(1,845 sq ft)	LLOYDS PHARMACY LIMITED (1)	10 years from 18/12/2015 expiring 17/12/2025	£10,500
First	Offices	103.68 sq m	(1,116 sq ft)	VACANT	-	-
Total		275.08 sq m	(2,961 sq ft)			£10,500

(1) Lloyds Pharmacy is a leading community pharmacy and healthcare provider with over 1,500 pharmacies across the UK and employ around 17,000 staff and dispense over 150 million prescription items every year (www.lloydspharmacy.com).



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Seller's Solicitors: Structadene Group
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zarah.d@pearl-coutts.co.uk

Lot 22

£47,200 Per Annum
Exclusive

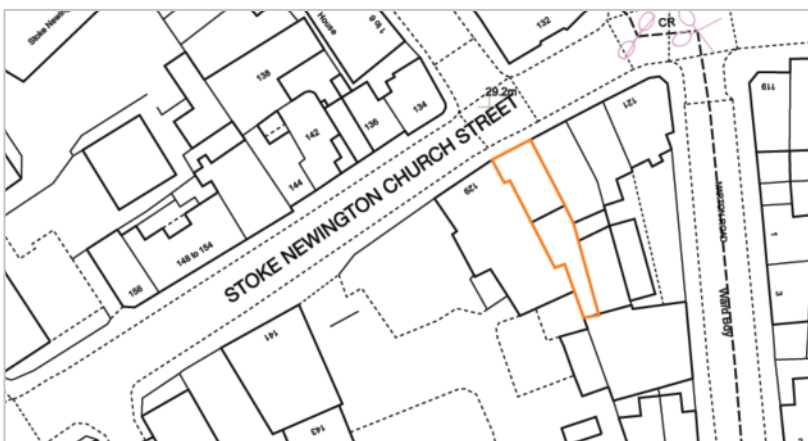
127 Stoke Newington Church Street, Stoke Newington,
London, N16 0UH

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground Basement	Retail/Ancillary Ancillary	59.74 sq m	(643 sq ft)	R. CHAI t/a Beauty Box	15 years from 06/07/2018 until 05/07/2033	£25,000	06/07/2023 and 06/07/2028
First/Second	Residential (2 bed maisonette)	93.65 sq m	(1,008 sq ft)	R. CHAI	2 year AST from 08/04/2020	£22,200	-
Total		153.39 sq m	(1,651 sq ft)			£47,200	



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george.goucher@acuitus.co.uk

Lot 22

£47,200 Per Annum
Exclusive

Key Details

- Fashionable North-East London location
- Shop let to tenant t/a Beauty Box until 1 July 2033 (no breaks)
- Includes 2 bed maisonette to the first and second floors let on separate AST
- Close to Stoke Newington Overground Station
- Nearby occupiers include Nando's and a number of independent shops, cafe's and restaurants
- VAT-free London Investment

Location

Miles: 0.8 miles south of Stamford Hill
4 miles north of the City of London
Roads: A10
Rail: Stoke Newington (Overground),
Rectory Road (Overground)
Air: London Luton, London City

Situation

Stoke Newington is a popular suburb in North-East London, approximately 4 miles north of the City. The property is located on the south side of Stoke Newington Church Street, in a prominent position directly opposite Lordship Road. The property benefits from being a short walk to Stoke Newington Overground Station, and nearby occupiers include Nando's and a number of independent shops, cafe's and restaurants.

Description

The property comprises a three storey building, arranged as a ground floor shop, with basement ancillary accommodation and a self contained two bed maisonette to the first and second floors. The property also benefits from a rear garden.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Seller's Solicitors: Solomon Taylor & Shaw
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+44 (0)207 317 8680
gary@solts.co.uk

Lot 23

£16,644 Per Annum
Exclusive

184 Eversholt Street, Kings Cross,
London, NW1 1BL

Freehold Mixed Use Investment with Asset Management Potential



Key Details

- Central London location close to Kings Cross, Euston and Regents Park
- Of interest to owner occupiers, investors and developers
- Income producing 3 bed maisonette plus vacant possession ground and basement retail/office
- Asset management opportunity upon re-letting retail/office accommodation or change of use potential

Location

Miles: 0.7 miles east of Regent's Park
2 miles north-east of Central London
Roads: A501 (Euston Road), Camden Street
Rail: Mornington Crescent (Northern Line), London Euston, St Pancras International, Kings Cross
Air: London City, London Heathrow

Situation

The property is located on the east side of Eversholt Street, in the London Borough of Camden, half a mile north of University College London and a short walk to London Euston and Kings Cross St Pancras. The property is approximately one mile east of Regents park and 0.2 miles from Mornington Crescent Underground Station (Northern Line) which provides access into the City and West End. Nearby occupiers include various independent offices, cafes, bars and restaurants.

Description

The property comprises a three story building currently arranged as a ground floor and basement office/shop, with a self-contained three bedroom maisonette to the first and second floors.

Tenure

Freehold.

VAT

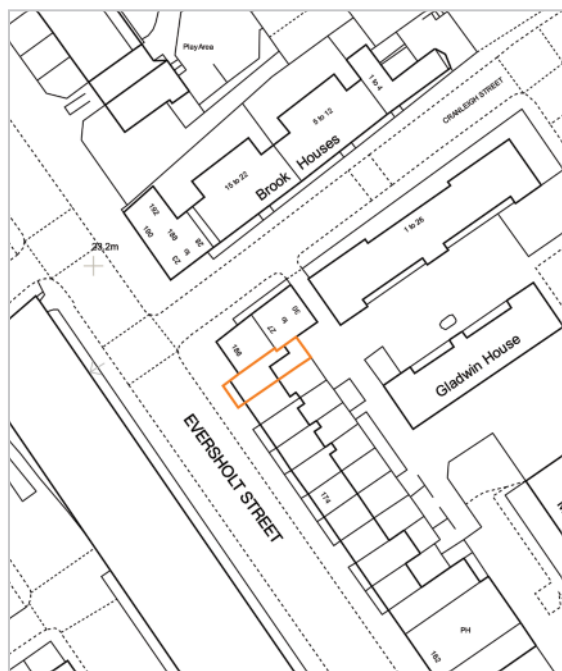
VAT is applicable to this lot.

Energy Performance Certificate

G. See legal pack at www.acutis.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground/ Basement	Retail/Office	52.30 sq m	(563 sq ft)	VACANT	-	-
First/Second	Residential (3 bed maisonette)	62.80 sq m	(676 sq ft)	INDIVIDUALS	1 year AST from 30/12/2020	£16,644
Total		115.10 sq m	(1,239 sq ft)			£16,644



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Lot 24

£89,000 Per Annum
Exclusive rising to a
minimum of £93,539 pax
in December 2022

Coop Convenience Store, 136 Southwark Bridge Road, London, SE1 0DG

Central London Convenience Store Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Convenience Store	335.00 sq m	(3,606 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (CRN IP26715R) (1)	15 years from 27th December 2012 until 2027 (2)	£89,000	27th December 2022. Reviewed in line with RPI subject to a minimum of 1% and a maximum of 4% per annum exclusive.
Totals		335.00 sq m	(3,606 sq ft) (3)			£89,000 rising to a minimum of £93,539 pax in December 2022	

- (1) Co-Operative Food Group Limited are one of the worlds largest consumer co-operatives, owned by millions of members. and are the UKs fifth biggest food retailer with more than 2,500 local, convenience and medium-sized stores nationwide.
(Source: www.co-operative.coop/about-us/our-co-op)
- (2) The lease provide for a tenant option to determine the lease on 27th December 2022 on serving 6 months written notice.
- (3) The floor area above has been stated in the headlease.



Lot 24

£89,000 Per Annum
Exclusive rising to a
minimum of £93,539 pax
in December 2022

Key Details

- Let to Co Operative Food Group Limited
- Prominent Convenience Store with Post Office
- Situated approximately 1/2 mile south of The City of London
- Rent reviewed in line with the Retail Price Index, Subject to minimum of 1% and a Maximum of 4% per annum compounded

On Behalf of Trustees

Location

- Miles:** City of London less than 1mile
Westminster 1mile
The Shard 950 metres
- Roads:** A2, A3, A201
- Rail:** Borough Underground station,
Southwark Underground station,
London Bridge Railway and Underground Station.
Waterloo Railway and Underground Station
- Air:** London City Airport. London Heathrow

Situation

The property is situated on the west side of the busy Southwark Bridge Road close to its junction with Great Suffolk Street approximately 800m metres south of the popular and fashionable Borough Market. Southwark Bridge Road links the popular Elephant and Castle with the South Bank and the City of London. This district of London has seen a tremendous transformation from a run of mill, non-affluent Central London suburb to a highly fashionable cosmopolitan hub with significant major residential developments with public spaces that are targeted by highly paid young people that work in the City of London.

Description

The property comprises a ground floor retail unit with a significant retail frontage. The property forms part of a larger residential building.

Tenure

Virtual Freehold. Held from for term of 999 years from 1st January 2008 at a fixed peppercorn rent.

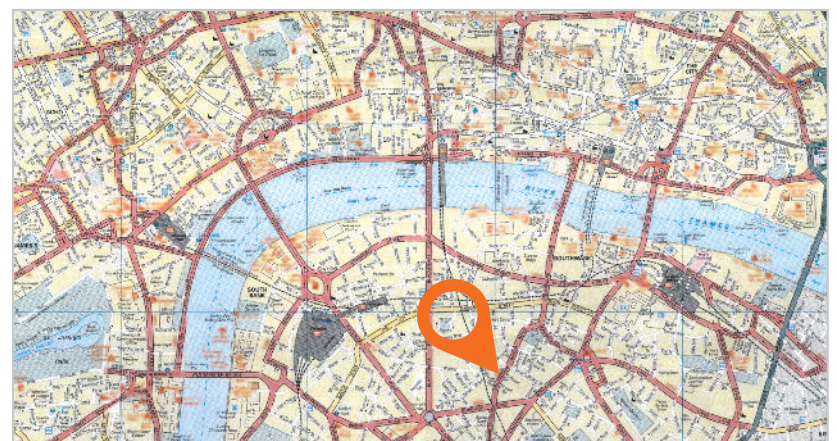
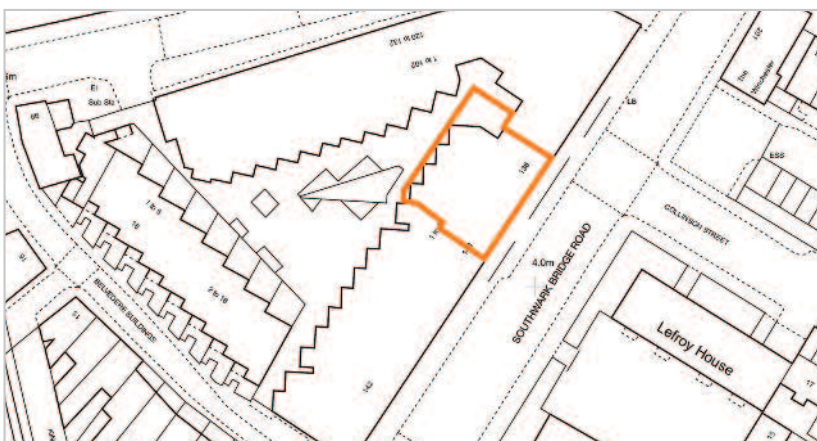
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.



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Lot 25

£53,400 Per Annum (4)

Halifax House, Falcon Court, Preston Farm Business Park, Stockton-on-Tees, TS18 3TS

Fully Let High Yielding Office Investment



Key Details

- All suites entirely let, renewed or re-geared in 2020 & 2021
- Tenants include Home Group, WCS Design & Build, Penny Petroleum, and Neon Palms (UK)
- Common parts recently refurbished
- Strong road connections via the A66, A19 and A1(M)
- High Yielding on Guide Price

Location

Miles: 13 miles north-west of Darlington
24 miles south-east of Durham
35 miles south of Newcastle upon Tyne
Roads: A66, A19 and A1(M)
Rail: Stockton
Air: Durham Tees Valley International Airport

Situation

Falcon Court is located on the established and popular Preston Farm Business Park, just two miles south of Stockton-on-Tees town centre. The business park benefits from strong road connections via the A135, A66 and A1(M). Occupiers within the Business Park include Northern Powergrid, MyDentist, Jacksons Law Firm, Core Solicitors and Little Ladybirds Day Nursery.

Description

The property comprises a purpose built, detached office building currently arranged to provide five office suites. The common parts have recently been refurbished and the property benefits from the use of shared car parking with other buildings on the estate.

Tenure

Virtual Freehold. Held for a term of 999 years from 5th December 2019 at a peppercorn rent.

VAT

VAT is applicable to this lot.

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 Floor	Office	232.26 sq m	(2,500 sq ft)	HOME GROUP LIMITED (a housing association, social enterprise & charity)	5 years from 14/10/2020 (1)	£21,000
First	Office	42.74 sq m	(460 sq ft)	WCS DESIGN & BUILD LTD (a residential construction contractor)	3 years from 24/07/2020	£6,600 (4)
First	Office	63.64 sq m	(685 sq ft)	PENNY PETROLEUM (MANAGEMENT) LTD (a petrol forecourt operator)	3 years from 11/02/2021	£10,200 (4)
First	Office	56.02 sq m	(603 sq ft)	NEON PALMS (UK) LTD (a personalised gift company)	3 years from 16/02/2021 (2)	£9,000 (4)
First	Office	42.74 sq m	(460 sq ft)	KITCHEN PLUS LTD (a kitchen, bedroom and bathroom supplier)	3 years from 25/03/2021 (3)	£6,600 (4)
Total		437.40 sq m	(4,708 sq ft)			£53,400

- (1) The lease is subject to a tenant option to determine on 14/10/2023.
(2) The lease is subject to a rolling tenant break option on 16/02/2022.
(3) The lease is subject to a rolling tenant break option on 25/03/2022.
(4) The rent payable on the first floor suites are inclusive of service charge, utilities and building insurance. Please see legal pack for full details.



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Lot 26

£128,465 Per Annum
Exclusive (1)

JobCentre, Westfield House, 85 Manningham Lane,
Bradford, West Yorkshire BD1 3BE

Freehold Substantial Office Investment and Undeveloped Land with Residential Development
Potential (Subject to Consents)



Tenancy and accommodation

Lot 26

£128,465 Per Annum
Exclusive (1)

Key Details

- Let to The Secretary of State for Communities and Local Government until 2024 (no breaks)
- Substantial Office Building with Car Parking
- Includes a parcel of land 0.32 Acres (0.12 Hectares) with Development potential (subject to consents)
- Prominent location approximately 600 metres from Bradford Foster Square Railway Station

Location

Miles: 8 miles west of Leeds, 30 miles north-east of Manchester
Roads: A650, A6177, M606, M62
Rail: Bradford Interchange, Bradford Forster Square Railway Stations
Air: Leeds Bradford Airport

Situation

The property is prominently situated on the west side of the busy Manningham Lane between Hanover Square and Victoria Street, approximately 600 metres from Bradford Foster Square Railway Station and The Oastler Shopping Centre and Market.

Description

The property comprises a substantial 4 storey office building with a car park and undercroft car parking. The office building benefits from significant frontages to three roads and may be suitable for possible future residential conversion (subject to consents).

In addition to the office building, the property comprises a parcel of L shaped land equating to approximately 0.32 Acres (0.12 Hectares) which may be suitable to increase car parking or residential or commercial development (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

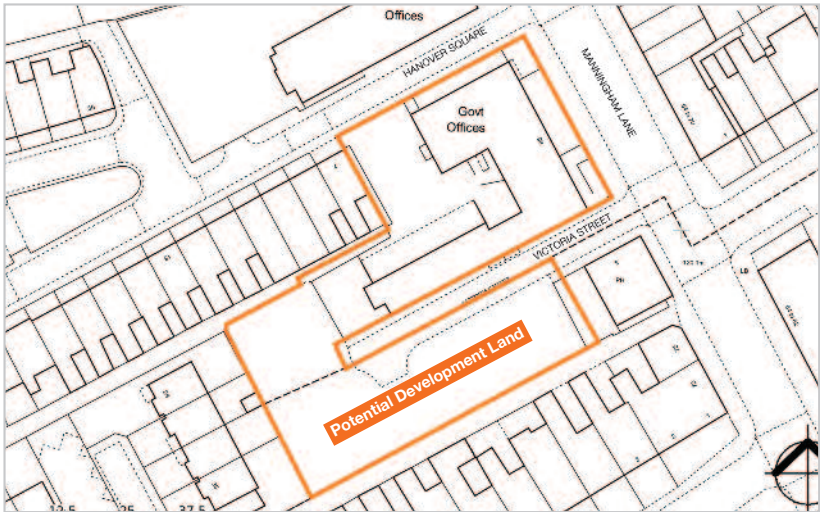
Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	448.95 sq m	(4,833 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	6 years from 24/09/2018 on a full repairing and insuring lease (1)	£128,465 (1)	(23/09/2024)
First	Office	664.71 sq m	(7,155 sq ft)				
Second	Office	670.67 sq m	(7,219 sq ft)				
Third	Office	670.20 sq m	(7,214 sq ft)				
Total		2,454.53 sq m	(26,421 sq ft) (2)			£128,465 (1)	

- (1) The property is let for a term of 6 years from 24th September 2018 by virtual of a Reversionary lease from 1st April 2022 until 31st March 2024. The current rent reserved under the terms of the lease is £128,465 per annum exclusive. The tenant is currently benefiting from a rent concession of £64,232 per annum exclusive for 10 months from completion of the Reversionary lease. The Seller will pay the Buyer the difference between the current rent reserved of £128,465 per annum exclusive and the concessionary rent of £64,323.50 per annum exclusive from completion of the sale until the end of the concessionary period. Therefore the property will produce £128,465 per annum exclusive from completion of the sale.
- (2) The floor areas stated above have been taken for the Valuation Office Agency website. www.voa.gov.uk



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Lot 27

£50,000 Per Annum Plus
Vacant Department
Store and Shop

11-15 Portland Walk,
Barrow-in-Furness, Cumbria LA14 1DB

Freehold Retail Parade Investment/Development Opportunity with Council Let Car Park



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Unit 11 (30-32 Portland Walk)	Ground First Second	Retail Retail Ancillary	2,750.00 sq m 3,526.00 sq m 105.00 sq m	(29,601 sq ft) (37,954 sq ft) (1,133 sq ft) (1)	DEPARTMENT STORES REALISATION LIMITED (2)	25 years from 25/12/1996	-
Unit 12 (34 Portland Walk)	Ground	Retail/Ancillary	137.00 sq m	(1,472 sq ft)	THE BODY SHOP INTERNATIONAL PLC (3)	25 years from 19/12/1996 until 18/12/2021	£50,000
Unit 13 (36 Portland Walk)	Ground	Retail/Ancillary	124.00 sq m	(1,337 sq ft)	VACANT	-	Peppercorn
Unit 14/15 (38-42 Portland Walk)	Ground First	Retail/Ancillary Retail/Ancillary	490.00 sq m 347.00 sq m	(5,274 sq ft) (3,735 sq ft)	WH SMITH PLC	3 years from 19/12/2016 until 18/12/2019 (holding over)	Peppercorn
Car Park	Roof	-	Approximately 106 spaces		BARROW IN FURNESS BOROUGH COUNCIL t/a Level A Car Park	25 years from 19/12/1996 until 18/12/2021 (4)	Peppercorn
Total			7,479.00 sq m	(80,506 sq ft)			£50,000

- (1) The approximate floor areas for Unit 11 are GIA.
 (2) Debenhams went into liquidation in December 2020. The Debenhams brand was purchased earlier this year but the intention was to close all stores and the Barrow branch is now closed. A monthly turnover rent was being paid up until 23rd January 2021 equivalent to 2% of turnover. The lease to Department Stores Realisation Limited has yet to be disclaimed. The local council and the local NHS Trust for Mental Health have both expressed interest in occupying this space. Discussions are at an early stage.
 (3) The Body Shop was founded in 1976. The Body Shop has become a global retail business serving over 30 million customers worldwide, employs 10,000 people and operates in around 3,000 stores in more than 70 countries (thebodyshop.com).
 (4) The tenant has a right to renew upon expiry at a market rent.

Lot 27

£50,000 Per Annum Plus
Vacant Department
Store and Shop

Key Details

- Prime retailing location
- Approximately 7,479 sq m (80,506 sq ft) comprising three modern purpose built shops, a Department Store and a 106 space rooftop car park
- Asset Management Potential
- Dominant retailing centre for the South Lakes
- Low Capital Value per sq ft on Guide Price

Location

Miles: 67 miles north of Preston
71 miles south of Carlisle
Roads: A590, A595, M6 (Junction 36)
Rail: Barrow-in-Furness
Air: Manchester Airport

Situation

Barrow-in-Furness is a large town in west Cumbria and is one of the Lake Districts most important administrative and commercial centres. The property is located in the heart of the town centre, occupying a prominent corner position on Portland Walk. Portland Walk is home to retailers including Superdrug, Sports Direct, Greggs, Card Factory and Boots, amongst others. BAE Systems still run the largest shipyard in the UK in Barrow which is now undergoing major expansion associated with the Dreadnought Nuclear Submarine programme, the first of which is due for completion in 2030, thus securing future employment in the town.

Description

The property comprises three shops, a substantial former department store and a rooftop car park. The department store is serviced from a loading bay to the rear. The car park is located on the roof and comprises approximately 106 spaces, which is accessed via a ramp from Forshaw Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

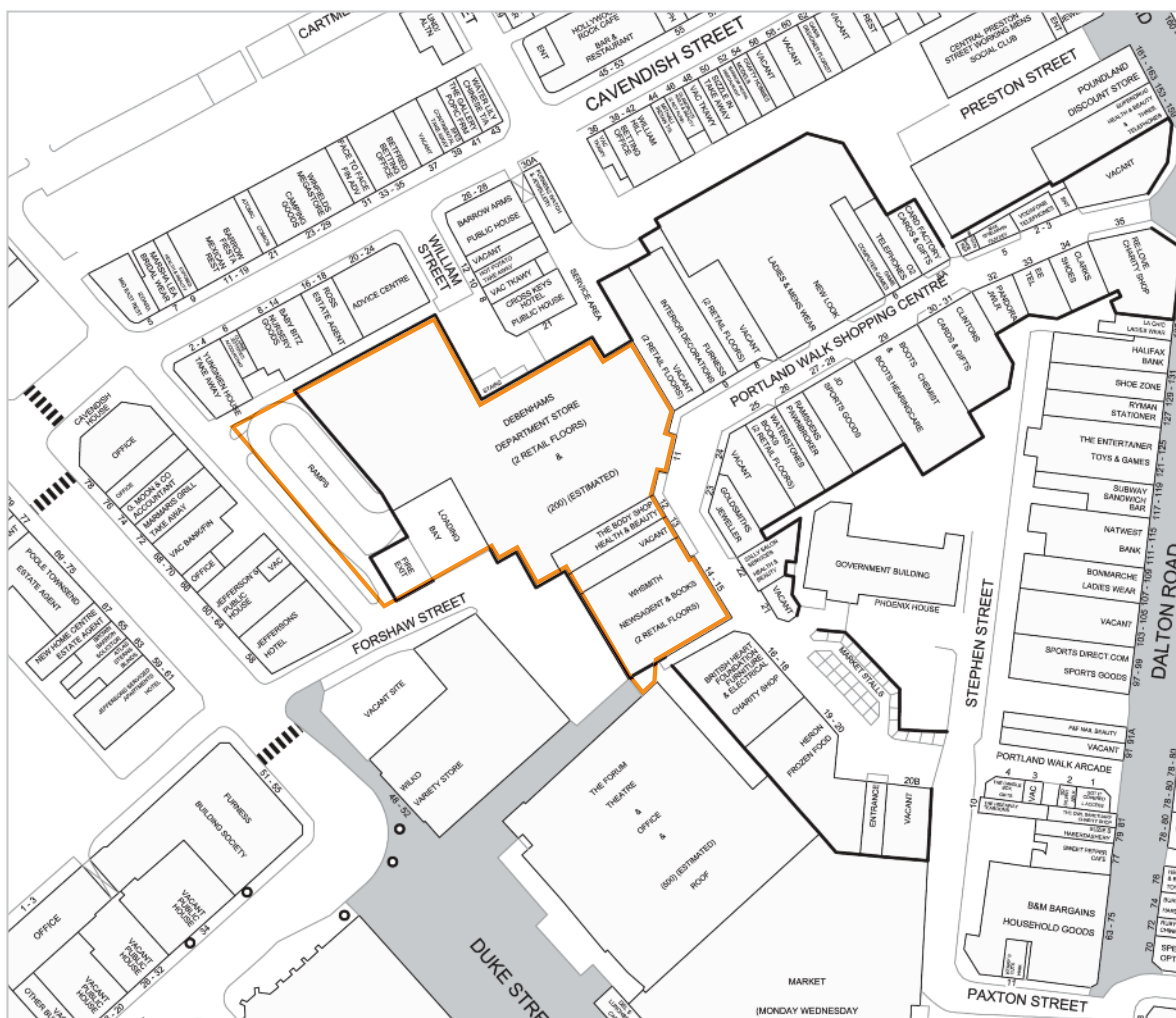
Six Week Completion

Energy Performance Certificate

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

Note

Please note the buyer will pay 1% +VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale..



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Lot 28

£18,000 Per Annum
Exclusive

1 & 2 Grant Place, Addiscombe, Croydon, Surrey CR0 6PX

Freehold Detached Workshop/Office Investment



Key Details

- Of interest to investors, developers and owner occupiers
- Potential Change of Use and Development Opportunities (subject to consents)
- Let on annual basis as a live and work unit
- VAT-free investment

Location

Miles: 1 mile east of Croydon
3 miles west of West Wickham
Roads: A23, A232
Rail: Croydon
Air: London Gatwick

Situation

The property is located approximately 1 mile east of Croydon Town Centre and 10 miles south of Central London. The property is situated off Lower Addiscombe Road (A222) via Nicholson Road, within a predominantly residential area on the north side of Grant Place. The property benefits from close public transport facilities including East Croydon Railway and Addiscombe Tramlink stations.

Description

The property comprises a ground floor workshop with associated office space and further office, kitchen and bathroom accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

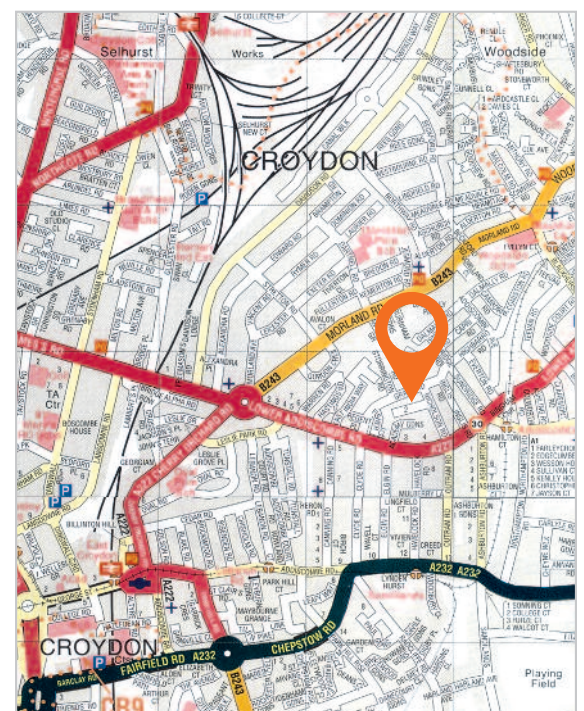
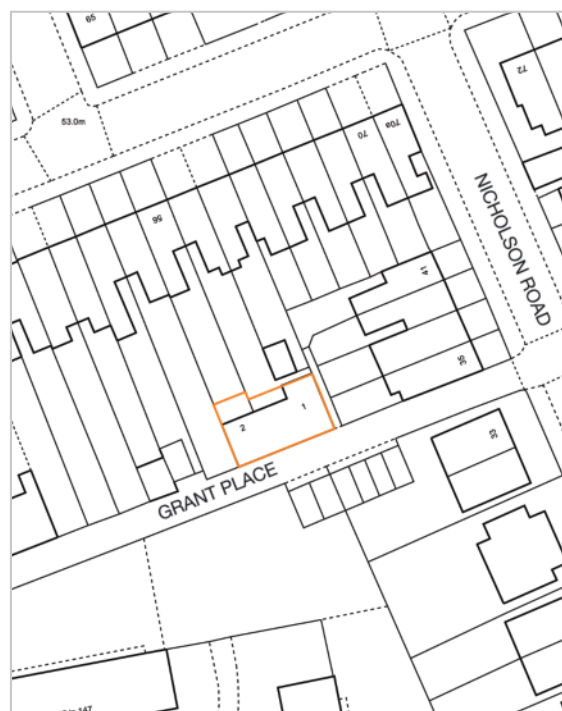
G. See legal pack at www.acuitus.co.uk.

Planning

For all enquiries, please contact Croydon Council Planning Department:
T: 020 8726 6000
W: www.croydon.gov.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Workshop/Ancillary	83.60 sq m	(900 sq ft)	I. POLISHUK	1 year from 09/05/2019 (holding over)	£18,000
First	3 office rooms, kitchen & bathroom	83.60 sq m	(900 sq ft)			
Total		167.20 sq m	(1,800 sq ft)			£18,000



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Lot 29

£3,750 Per Annum
Exclusive

Advertising Hoarding at 5-13 Sanderstead Road, South Croydon, London, CR2 0PJ

Advertising Hoarding Investment



Key Details

- Advertising agreement with Glow Outdoor Limited
- Located in Croydon, London's largest borough by population
- Situated at the busy junction of Brighton Road, Sanderstead Road and Byres Road
- High Traffic flow directly past the site

Location

Miles: 10 miles from Central London
Roads: A22, A232
Rail: Sanderstead Station, Pearly Oaks Station, South Croydon Train Station (Thames Link)
Air: London City Airport, London Heathrow, London Gatwick

Situation

The advertising hoarding is situated on Sanderstead Road, 1.8 miles south of Croydon. The hoarding sits in a prominent position at the junction of Byres Road, Brighton Road and Sanderstead Road and benefits from high traffic flow past the property.

Description

The property comprises a small parcel of land upon which two advertising hoardings have been erected.

Tenure

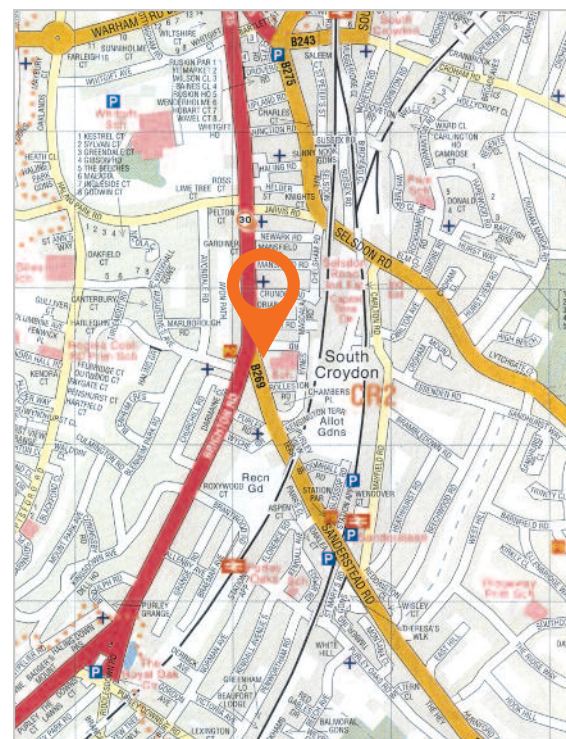
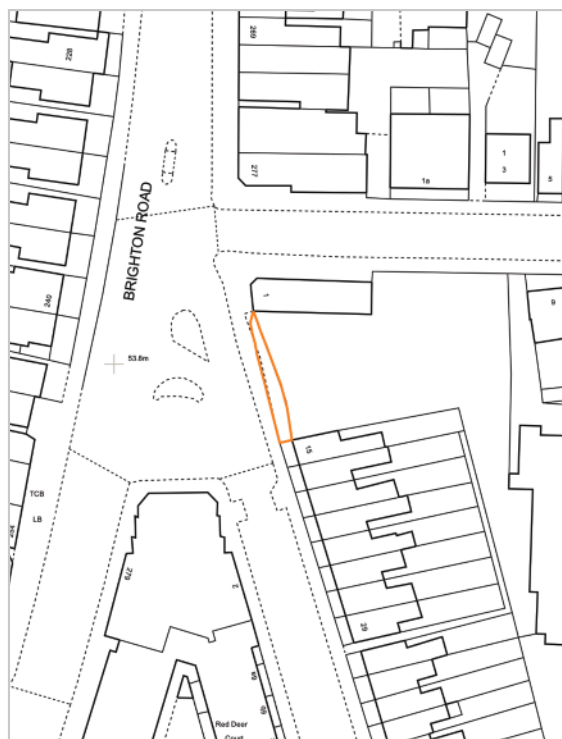
Freehold.

VAT

VAT is applicable to this lot.

Agreement and accommodation

Use	Possession	Term	Rent p.a.x.
Advertising Hoarding	GLOW OUTDOOR LIMITED	3 years from 01/07/2017 (holding over)	£3,750
Total			£3,750



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Vacant (1)

77, 79-83 Market Street,
Crewe, Cheshire CW1 2HB

Freehold Vacant Town Centre Retail (1)



Key Details

- **Prominent Town Centre Corner Location**
- **Opposite entrance to Market Centre Shopping Centre**
- **Opposite Halifax & Lloyds Banks**
- **Close proximity to car parks and Crewe bus station**

On Instructions of Administrators at Deloitte

Location

Miles: 27 miles South west of Manchester
31 miles South east of Liverpool
10 North west of Stoke on Trent

Roads: M6, A534, A5020, A500

Rail: Crewe Railway Station
Air: Manchester Airport,
Liverpool John Lennon Airport

Situation

Crewe is an important commercial centre and historic town in the affluent South Cheshire region. The town benefits from good road networks to the north and south being 5 miles west of junctions 16 and 17 of the M6 motorway. The town is also a proposed hub station on phase 2 of the HS2 rail line. The property is situated on the south side of the pedestrianised Victoria Street, Crewe's main retailing centre, at its junction with Market Street. The property is a few metres to both Victoria Square Shopping Centre and Market Centre, with retailers including B&M, Argos, Wilko and Iceland. Other retailers in the area include Greggs, Lloyds Bank, Waterstones, Pound Baker and Boots.

Description

No. 79/83 is arranged on the ground and one upper floor to provide a ground floor shop with further first floor ancillary accommodation. Shop no. 77 Market Street is on ground floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Possession
79/83 Market Street (former Burton/Dorothy Perkins)	Ground First Basement	Retail Ancillary Ancillary	259.40 sq m 295.30 sq m 87.30 sq m	(2,792 sq ft) (3,179 sq ft) (941 sq ft)	Vacant
77 Market Street (1)	Ground	Retail	27.20 sq m	(293 sq ft)	Occupied
Total			669.20 sq m	(7,205 sq ft)	

(1) Sublet to European Life-Science Academy Limited, with Chinagreat Limited as guarantor on a lease expiring 12th March 2018 at £16,500 per annum.

Viewings

Block viewing will be arranged - please email alexander.auterac@acuitus.co.uk.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Cheshire East Council - www.planning.cheshireeast.gov.uk



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 hannah.gaskell@shoosmiths.co.uk

Lot 31

£19,500 Per Annum
Exclusive

248 Duchess Parade, High Street,
West Bromwich, West Midlands B70 7QG

Freehold Retail & Commercial Investment



Key Details

- Shop let on a new 10 year lease (subject to option)
- Adjacent to McDonalds
- Pedestrianised Town Centre Location
- Close to both Queens Square & Kings Square Shopping Centre's

Location

Miles: 5 miles north-west of Birmingham
8 miles south-east of Wolverhampton
Roads: A41, M5 (Junction 1), M6 (Junction 8)
Rail: Sandwell and Dudley Railway Station
Air: Birmingham International Airport

Situation

The properties occupy a prominent position on the southern side of the pedestrianised High Street, in close proximity to Queens Square and Kings Square Shopping Centres housing retailers including Poundland, Boots the Chemist, Greggs, Superdrug, Iceland and H Samuel. Other nearby retailers include McDonald's, Farmfoods and Heron Foods. Car parking with over 820 car parking spaces is nearby.

Description

The property comprises a ground floor shop with ancillary accommodation at first floor fronting High Street, together with a separately let Storage unit on ground and first floor to the rear. The tenant of the rear storage unit trades from 250 High Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

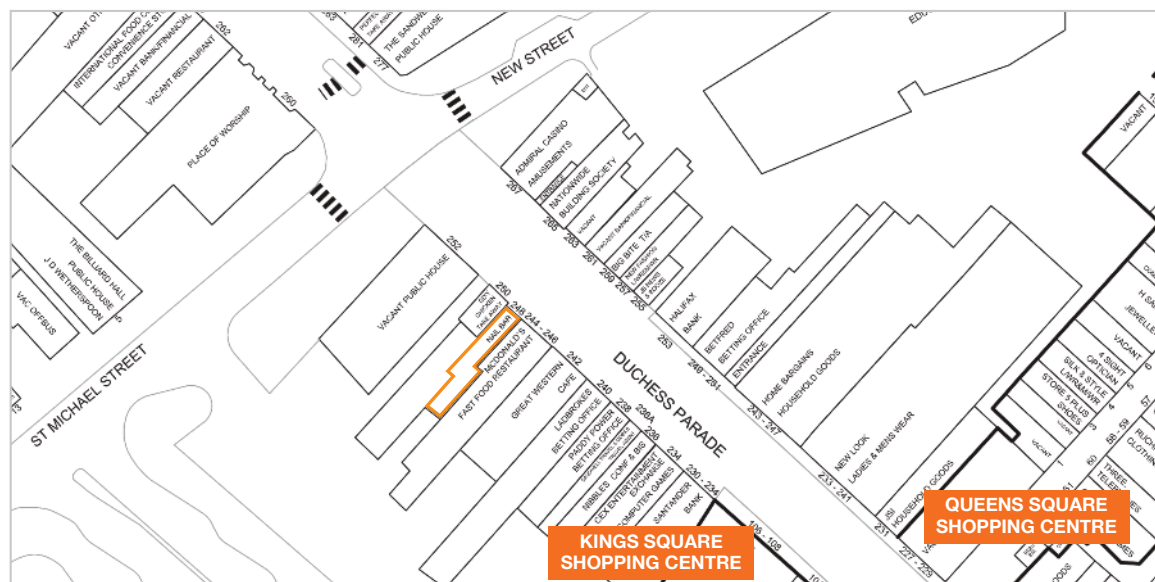
Note

Please note the buyer will pay 1.5% + VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail Ancillary	76.10 sq m (820 sq ft) 31.30 sq m (337 sq ft)	N.H.N. NGUYEN (t/a Nail Bar)	10 years from 12/03/2021 until 11/03/2031 (1)	£15,000	12/03/2026 (11/03/2031)
Ground First	Storage Storage	63.80 sq m (687 sq ft) 56.30 sq m (606 sq ft)	ECONIKA LIMITED (3)	5 years from 14/08/2019 until 13/08/2024 (2)	£4,500	(13/08/2024)
Total		227.50 sq m (2,450 sq ft)			£19,500	

- (1) subject to a tenant option to determine on 12th March 2026
- (2) subject to a tenant option to determine on 14th August 2022
- (3) Econika Ltd trade from the adjoining shop at 250 High Street (250 High Street is not included in the sale)



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Lot 32

£16,000 Per Annum
Exclusive

85/89 King Street,
Kilmarnock, East Ayrshire KA1 1QD

Heritable Retail Investment



Photograph taken January 2020

Key Details

- Part let to East Ayrshire Council
- Whole building totalling 5,476 sq ft
- Asset Management and possible change of use potential (subject to planning)
- Opposite Marks & Spencer

Location

Miles: 24 miles south-west of Glasgow
Roads: A71, A76, A77, M77
Rail: Kilmarnock Railway Station
Air: Glasgow Prestwick Airport, Glasgow International Airport

Situation

The property is prominently situated on the west side of pedestrianised King Street, close to The Burns Shopping Mall in the heart of the town centre. Opposite both Marks & Spencer and Boots the Chemist.

Description

The subjects comprise a three storey mid terrace building with a Council let shop at ground floor and two upper floors. The first floor is let to a hairdressing/ beauty salon, the second floor is vacant and there is a separate entrance to all the upper floors from King Street.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

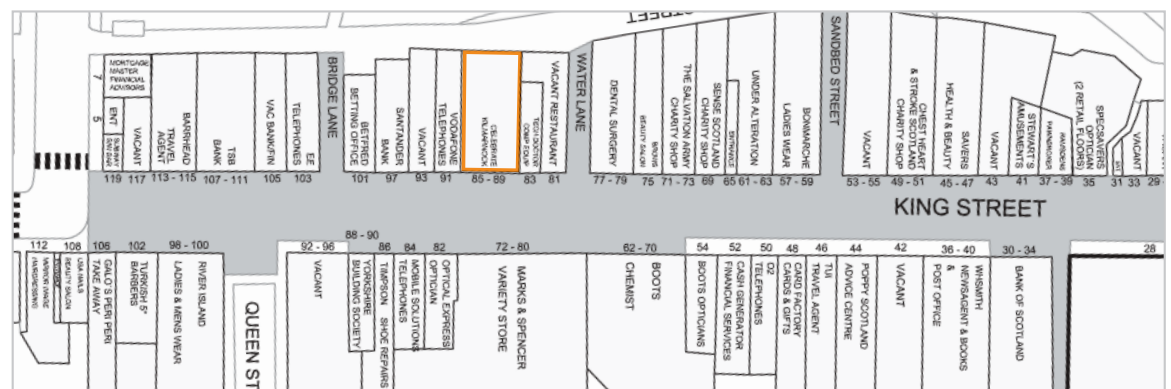
Energy Performance Certificate

Please refer to the legal pack at www.acuitus.co.uk

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	183.21 sq m (1,972 sq ft)	EAST AYRSHIRE COUNCIL (t/a Celebrate Kilmarnock) (1)	1 year from 16/11/2020(2)	£6,000	
First	Hair/Beauty Salon	126.31 sq m (1,360 sq ft)	BEAUTY STUDIO 85 LIMITED	5 years from 17/08/2020 (3)	£10,000	17/08/2022
Second	Offices	199.18 sq m (2,144 sq ft)	VACANT			
TOTAL		508.70 sq m (5,476 sq ft)			£16,000	

- (1) East Ayrshire shares borders with Dumfries and Galloway, East Renfrewshire, North Ayrshire, South Ayrshire and South Lanarkshire. The shop at 85/89 King Street operates as Kilmarnock Town Centre Partnership trading as 'Celebrate Kilmarnock', is a registered charity whose aims include promotion and work towards the advancement of citizenship or community development for the benefit of Kilmarnock and its environs, to advance arts, heritage and culture, promotion the provision of recreational facilities and organise recreational activities with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended.
- (2) The property was originally let to East Ayrshire Council for a term of 2 years from 16th November 2018 expiring on 15th November 2020 at a rent of £12,000 pa. A lease extension, at a reduced rent of £6,000 pa, was then completed during lockdown extending the lease for a period of 1 year from 16th November 2020.
- (3) The tenant has an option to determine the lease on 16/08/2022. If the tenant does not determine the lease, the tenant shall pay a reduced rent of £5,000 pa for 4 months from 17/08/2022.



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Lot 33

Vacant Possession

Unit A3 Ratio Park, Fine Point Road, Kidderminster, Worcestershire DY11 7FB

Freehold Modern Industrial Opportunity



Key Details

- Situated on a well established industrial estate
- Modern industrial unit with a vehicle access door and dedicated car parking
- Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers

Location

Miles: 18 miles south-west of Birmingham
16 miles south of Wolverhampton
Roads: A451, A449, M5, M42
Rail: Kidderminster Railway Station
Air: Birmingham Airport

Situation

Ratio Park is located within an established industrial location some 2.5 miles south of Kidderminster town centre, directly fronting the main A451 Stourport Road. The property is situated on the well established industrial estate Fine Point Business Park, comprising commercial and office buildings. Neighbouring occupiers include Wyre Forest District Council, Stourport on Severn Town Council, International Glazing Services, Spokes Bicycle Shop and Specsavers.

Description

The property comprises a modern industrial unit with a mezzanine floor at the rear, an eaves height of approximately 4.1 metres (13ft 6ins) and dedicated car parking. This unit also benefits from a toilet, kitchenette and a heating/cooling cassette.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week completion

Energy Performance Certificate

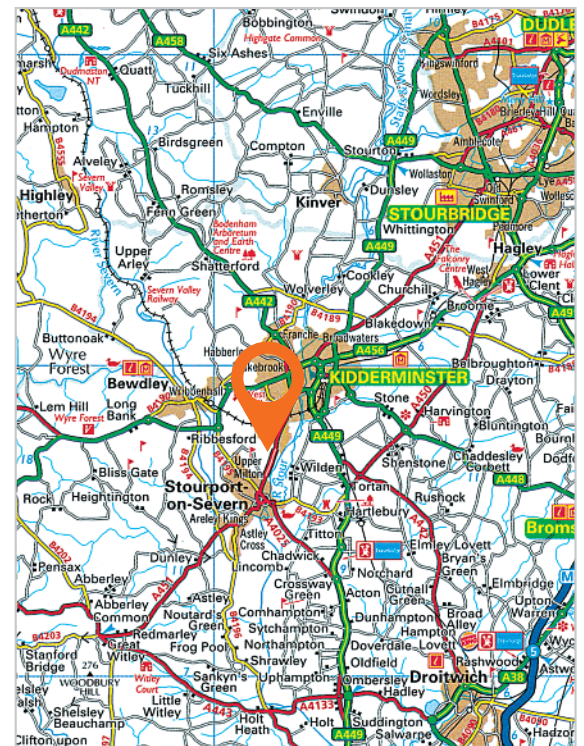
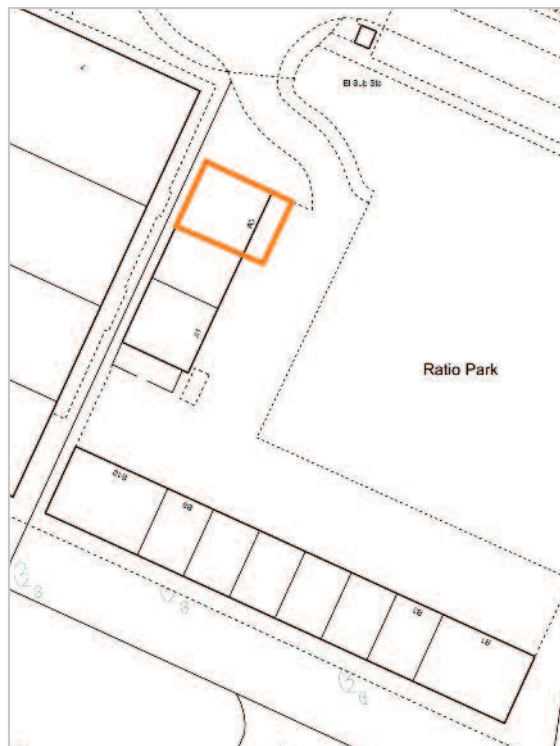
Band D. See legal pack.

Note

Unit B4 is being offered as lot 17

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground and Mezzanine	Industrial	140.19 sq m (1,509 sq ft)	VACANT POSSESSION
Total Approximate Floor Area		140.19 sq m (1,509 sq ft)	



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Lot 34

£25,000 Per Annum
Exclusive

50-52 Newgate Street, Bishop Auckland, County Durham DL14 7EQ

Freehold Retail Investment



Key Details

- Lease to BM Retail Limited (t/a Bon Marche)
- 5 year lease from 19th May 2020 (subject to option)
- Prominent corner position on Newgate Street
- Nearby retailers include Heron Foods, Holland & Barrett, Boots the Chemist, Savers, Vodafone and Poundland
- VAT-free investment

On Behalf of Trustees

Location

Miles: 10 miles south of Durham
11 miles north-west of Darlington
Roads: A68, A688, A1(M)
Rail: Bishop Auckland
Air: Newcastle Airport

Situation

Bishop Auckland is a market town approximately 10 miles south of Durham. The property is situated on the east side of Newgate Street, opposite its junction to Great Gates, and just a short walk to Newgate Shopping Centre. Nearby retailers on Newgate Street include Heron Foods, Holland & Barrett, Boots the Chemist, Savers, Vodafone and Poundland

Description

The property comprises a two storey building arranged as a ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1.5% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Six week completion available

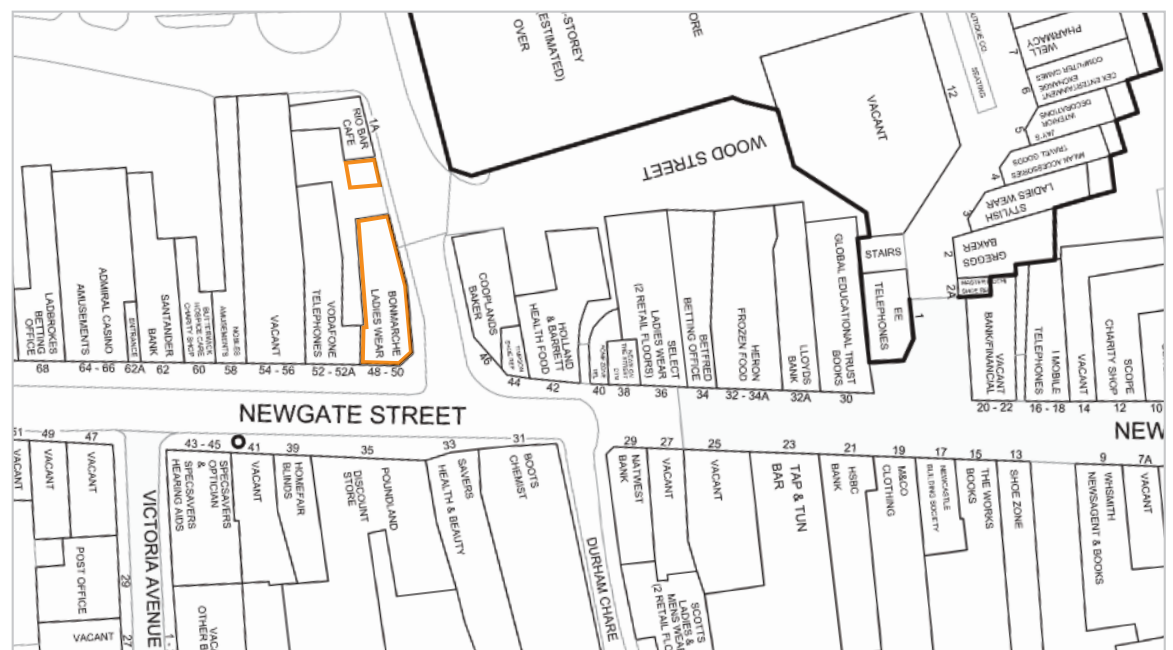
Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	174.10 sq m (1,874 sq ft)	BM RETAIL LIMITED	5 years from 19/05/2020 until 18/05/2025 (2)	£25,000	18/05/2025 (2)
First	Ancillary	118.50 sq m (1,275 sq ft)	(t/a Bon Marche) (1)			
Total		292.60 sq m (3,149 sq ft)			£25,000	

- (1) www.bonmarche.co.uk
(2) Tenant option to determine on 18th May 2023



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Lot 35

£174,000 Per Annum
Exclusive

62A, 64 and 66 Linthorpe Road and, 1a Corporation Road,
Middlesbrough, TS1 1RA

Freehold Retail Investment



Key Details

- Let to Miss Selfridge Properties Limited until 2040
- Prime retail position in the heart of the town centre
- The property may benefit from residential development of the upper floors (Subject to Consents).
- Neighbouring occupiers include Sports Direct, Caffe Nero, Goldsmiths, M&S, Tesco Express and Santander.

Location

Miles: 32 miles south of Newcastle upon Tyne
42 miles north of York
65 miles north of Leeds

Roads: A66, A19, A1 (M)

Rail: Middlesbrough railway station

Air: Durham Tees Valley Airport, Newcastle Airport

Situation

The property is prominently situated in a prime trading position on the east side of Linthorpe Road at its busy junction with Corporation Road and Newport Road. The property is located approximately 350 metres from the railway station, equidistant between the major Cleveland Shopping Centre and the Hill Street Shopping Centre. Neighbouring occupiers include Sports Direct, Caffe Nero, Goldsmiths, M&S, Tesco Express and Santander.

Description

The property comprises a prominent corner period building comprising retail accommodation on the ground floor and part of the first floor and ancillary accommodation on the remaining part of the first floor, second and third floors. The tenant is not trading and the property is currently vacant and to let. The property may benefit from conversion of the upper floors to residential (Subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	135.01 sq m (1,453 sq ft)	MISS SELFTRIDGE PROPERTIES	35 years from 24/08/2005 on full repairing and insuring lease	£174,000	(23/08/2040)
First	Retail/Ancillary	112.50 sq m (1,211 sq ft)	LIMITED guaranteed by ARCADIA GROUP LIMITED(1)(2)			
Second	Ancillary	92.70 sq m (997 sq ft)				
Third	Ancillary	30.00 sq m (323 sq ft)				
Totals		370.21 sq m (3,984 sq ft) (3)			£174,000	

- (1) Both Miss Selfridge Properties Limited (CRN 00954960) now MS Propco Realisations Limited and Arcadia Group Limited (CRN 00237511) are in administration. The tenant is not trading and the property is currently vacant and to let. As the lease remains current the liability for business rates remains with the tenant.
- (2) The tenant is not currently in occupation and the administrators have the property on the market to let.
- (3) The floor areas stated above have been taken from the Valuation Office Agency website. www.voa.gov.uk



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Associate Auctioneer
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Lot 36

£150,000 Per Annum
Exclusive

Rainton Meadows Arena, Mercantile Road, West Rainton, Near Houghton Le Spring, County Durham DH4 5PH

Freehold Industrial/Events Venue Investment



Key Details

- Popular regional Entertainment Venue let until 2034 (subject to option)
- Comprises approximately 2,522.8 sq m (27,155 sq ft) of leisure accommodation
- Large site approximately 2.16 hectares (5.30 acres)
- Low site coverage of approximately 12%
- Good access routes being close to A690
- Includes Car Parking for approximately 450 cars

On Behalf of Receivers
A B Hughes and J P Smith



Location

Miles: 1 mile south of Houghton le Spring
9 miles north-east of Durham
Roads: A690, A1(M)
Air: Newcastle Airport

Situation

Houghton le Spring is located approximately 9 miles north-east of Durham. The property is situated approximately 1 mile of the town in a prominent location just west of the A690 dual carriageway, which in turn provides access to J62 of the A1(M). The property is in a predominately industrial location with nearby occupiers including TNT, KASL Precision Engineering and TRW Systems. Rainton Bridge Business Park is also located nearby,

Description

The property comprises a steel portal framed industrial unit with an eaves height of approximately 5 metres, currently used as a function suite and venue. The property benefits from a mezzanine level and three pavilions with further seating/conference space. The site area is approximately 2.16 hectares (5.30 acres), with a low site coverage of approximately 12%. The property benefits from parking for approximately 450 cars.

Tenure

Freehold.

Six Week Completion

Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	(Reversions)
Ground	Industrial /	1,665.14 sq m	(17,924 sq ft)	RAINTON	15 years from	£150,000 (2)	(15/09/2034)
Mezzanine	Events	557.66 sq m	(6,002 sq ft)	ARENA	16/09/2019 on a full		
Pavilions	Conference	300.00 sq m	(3,229 sq ft)	LIMITED	repairing and insuring lease (1)		
Total		2,522.8 sq m	(27,155 sq ft)			£150,000	

(1) The lease provides for a tenant option to determine the lease on 16th September 2024 and 2029.

Note

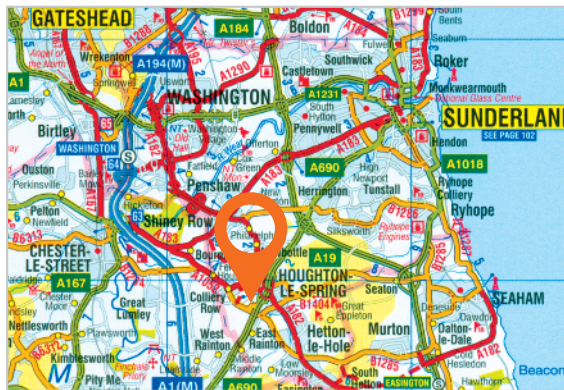
This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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Philip Collis
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Lot 37

£45,000 Per Annum
Exclusive

2 & 4 Pool Street, Caernarfon, Gwynedd LL55 2AB

Freehold Retail Investment



Key Details

- Let to Done Brothers (Cash Betting) Limited until 2028 and Webbers Amusements until 2027
- Located in the heart of the town centre
- Neighbouring occupiers include Nationwide, Savers Health & Beauty, Boots Pharmacy, Lloyds Bank, Subway and HSBC.

Location

Miles: 7 miles south-west of Bangor,
24 miles south-west of Colwyn Bay
Roads: A487, A4086
Air: Liverpool John Lennon Airport

Situation

Caernarfon is an historic Royal town on the eastern shore of the Menai Strait, famous for its breathtaking castle. The property is prominently situated on the south side of Pool Street, which connects to Castle Square, in the heart of the town centre. Neighbouring occupiers include Nationwide, Savers Health & Beauty, Boots Pharmacy, Lloyds Bank, Subway and HSBC.

Description

The property includes two self contained retail units. Unit 2 comprises ground floor retail accommodation and first floor ancillary accommodation. Unit 4 comprises ground floor retail accommodation with first and second floor ancillary accommodation and basement storage.

Tenure

Freehold.

VAT

VAT is Not applicable to No 2 Pool Street, but VAT is applicable to No 4 Pool Street

Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 2	Ground First	Retail Ancillary	202.06 sq m 23.50 sq m	(2,175 sq ft) (253 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)	15 years from 29/04/2013	£30,000	29/04/2023 (28/04/2028)
Unit 4	Ground First Second	Retail Ancillary Ancillary	39.02 sq m 28.77 sq m 52.93 sq m	(420 sq ft) (309 sq ft) (570 sq ft)	WEBBERS LEISURE LIMITED	10 years from 11/10/2017 (2)	£15,000	11/10/2022 (11/10/2027)
Total			346.28 sq m	(3,727 sq ft)	£45,000			

- (1) For the year ending 29th September 2019, Done Brothers (Cash Betting) Limited reported a turnover of £388,347,000, a pre-tax profit of £59,304,000 and shareholders funds of £28,926,000 (Source: NorthRow 22/02/2021). Established in 1967, as of July 2017, Betfred operates over 1,650 shops throughout the United Kingdom after the purchase of 322 shops due to the merger between fellow bookmakers Ladbrokes and Coral in October 2016 (Source: www.betfred.com/about 22/02/2021).
- (2) As to Unit 4, the lease provides for a tenant option to determine the lease on 10/10/2022 upon serving 6 months written notice.



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Lot 38

Vacant Possession

Former The Croft, Public House, Halton Lodge Avenue, Runcorn, Cheshire WA7 5YQ

Freehold Commercial and Residential development Opportunity with Planning Consent



Key Details

- Regular and Level site of approximately 0.20 hectares (0.50 acre)
- 2 x Recent Planning Consent granted for 15 flats or 2 Retail units with 8 flats above
- Agreement for lease for 15 flats to Hilldale Housing Association Limited at £136,500 per annum for 20 years with CPI linked annual increases and Interest from One Stop Stores Limited

Location

Miles: 21 Miles south west of Manchester
12 Miles south east of Liverpool
12 miles north east of Chester

Roads: A533, M56

Rail: Runcorn Railway Station

Air: Liverpool John Lennon Airport, Manchester Airport

Situation

The property is situated in a predominantly residential district on the east side of Halton Lodge Avenue adjacent to the YMCA hostel and close to St Chad Sixth form college.

Description

The property comprises a regular and level site of approximately 0.20 hectares (0.50 acre). The property was the former "The Croft" public house which has been demolished. The property is suitable for resident and commercial redevelopment and benefits from the recent planning consents detailed.

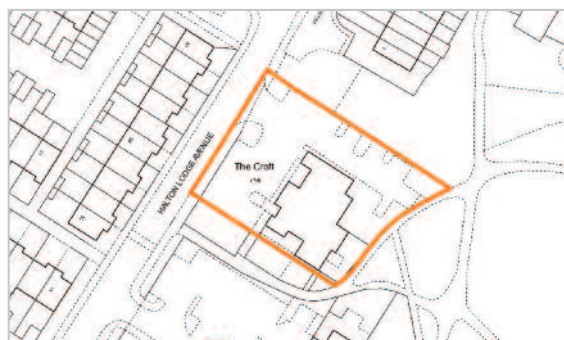
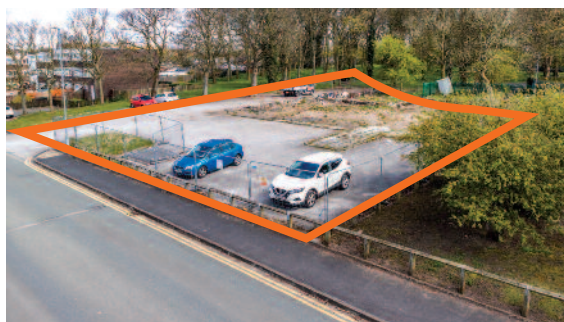
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week completion



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Planning

Halton Borough Council has granted the following planning consents.

Granted on 9th October 2020 under reference 20/00244/FUL. Demolition of the existing Public House building and construction of 2 x Retail Units and 8 x residential flats (6 x 2 bedroom and 2 x Studios) with car parking and secure cycle parking.

Granted on 8th October 2020 under reference 20/00241/FUL. Demolition of the existing Public House building and construction of 15 x 1 bedroom flats for supported living use class C3(B)

Note

An Agreement for Lease has been signed for Hilldale Housing Association Limited to take a full repairing and insuring lease of the entire 15 flats for a term of 20 years at an initial rent of £136,500 per annum exclusive with annual rental increases linked to the Consumer Price Index (CPI).

Heads of terms are being discussed with One Stop Stores Limited (part of Tesco plc) to take a 15 year lease (subject to a 10 year tenant option to determine) of the retail units at a rent of £31,000 per annum exclusive.

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Seller's Solicitors: ABH Solicitors

Gary Shepherd

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gshepherd@abhlaw.co.uk

£50,000 Per Annum

101 High Street,
Falkirk, Central FK1 1DU

Heritable Retail Investment



Key Details

- Whole building located on a popular pedestrianised High Street
- Let to Hays Travel until 2030 (subject to option)
- Adjacent to Howgate Shopping Centre
- Nearby occupiers include Costa Coffee, Waterstones, Wilkos and Boots the Chemist

Location

Miles: 22 miles east of Glasgow
25 miles west of Edinburgh
11 miles south of Stirling

Roads: A803, A904, M9 (Junction 6), M876 (Junction 1)

Rail: Falkirk Grahamston Railway Station

Air: Edinburgh International Airport

Situation

The property is prominently situated in the town centre on the south side of the pedestrianised High Street, adjacent to the entrance to the Howgate Shopping Centre, where retailers include Boots, River Island and JD Sports. Other nearby occupiers include Savers, Caffè Nero, Holland & Barrett and Costa.

Description

The property comprises a traditional three storey terraced property with retail sales at ground floor, and staff and storage at first and second floors.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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

Viewings

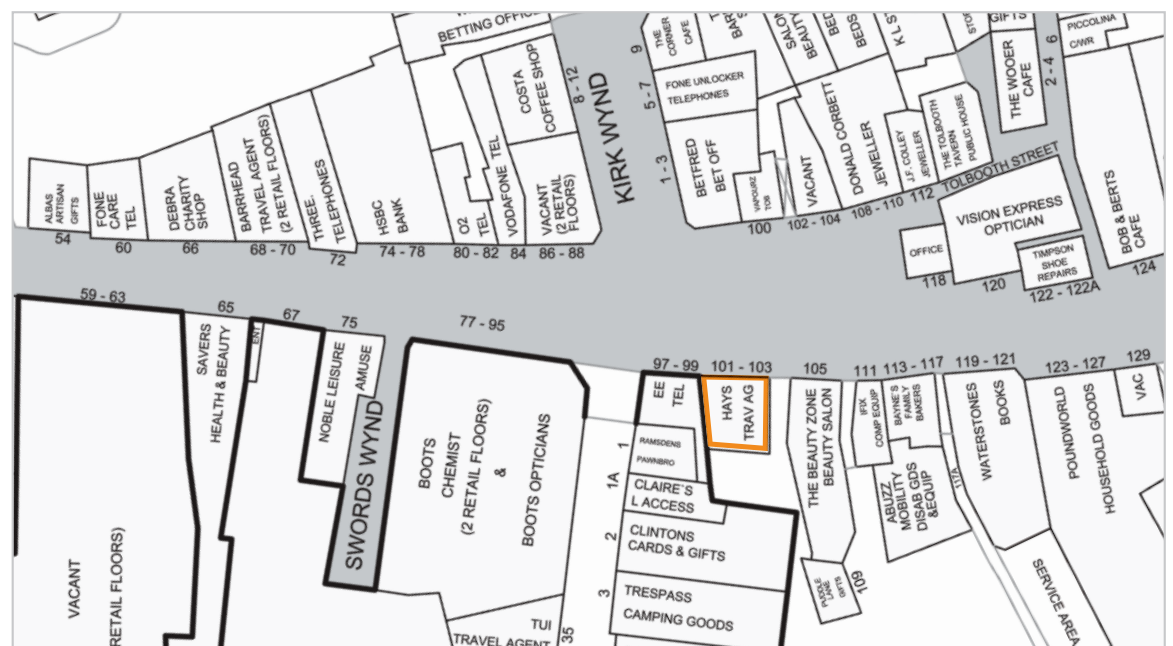
Please contact Mhairi Archibald

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground floor	Retail	88.72 sq m	(955 sq ft)	HAYS TRAVEL	10 years from	£50,000	15/10/2025
First floor	Ancillary	88.07 sq m	(948 sq ft)	LIMITED (2)	15/10/2020 (1)		
Second floor	Ancillary	96.15 sq m	(1,035 sq ft)				
TOTAL		272.94 sq m	(2,938 sq ft)			£50,000	

(1) The lease is subject to tenant option to determine at 5.5yrs (15/04/2026) providing 6 months written notice.

(2) Hays Travel are the UK's largest independent travel agent employing over 7,500 people. Throughout the UK Hays operate from more than 548 retail shops and have over 292 experienced travel agents who work from their homes. (Source : www.haystravel/aboutus)



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Lot 40

Vacant

261 Oxford Street,
Swansea, Wales SA1 3BR
Town Centre Vacant Retail



Key Details

- Pedestrianised Town Centre Location
- Adjacent Barclays Bank and near to Lloyds, Natwest, HSBC, McDonalds, Costa, O2, Burger King and Primark
- Public Car Park at the rear
- Within 1/2 a mile of Swansea Marina and 1.5 miles of Swansea University

On Instructions of Administrators at Deloitte

Location

Miles: 40 miles west of Cardiff
78 miles west of Bristol
Roads: A483, M4 (J42)
Rail: Swansea Railway Station
Air: Cardiff Airport

Situation

Swansea is the second largest city in Wales with a population of circa 240,000. The property is prominently located in the heart of Swansea City Centre, 1.5 miles north-west of Swansea University, on the north side of the busy pedestrianised Oxford Street, Swansea's prime retailing thoroughfare. Neighbouring occupiers include Sports Direct, H&M, Costa Coffee, Lloyds Bank, Barclays Bank and McDonald's.

Description

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

Tenure

Leasehold Held for a term of 99 years from 25th March 1953 at a ground rent £625 per annum.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

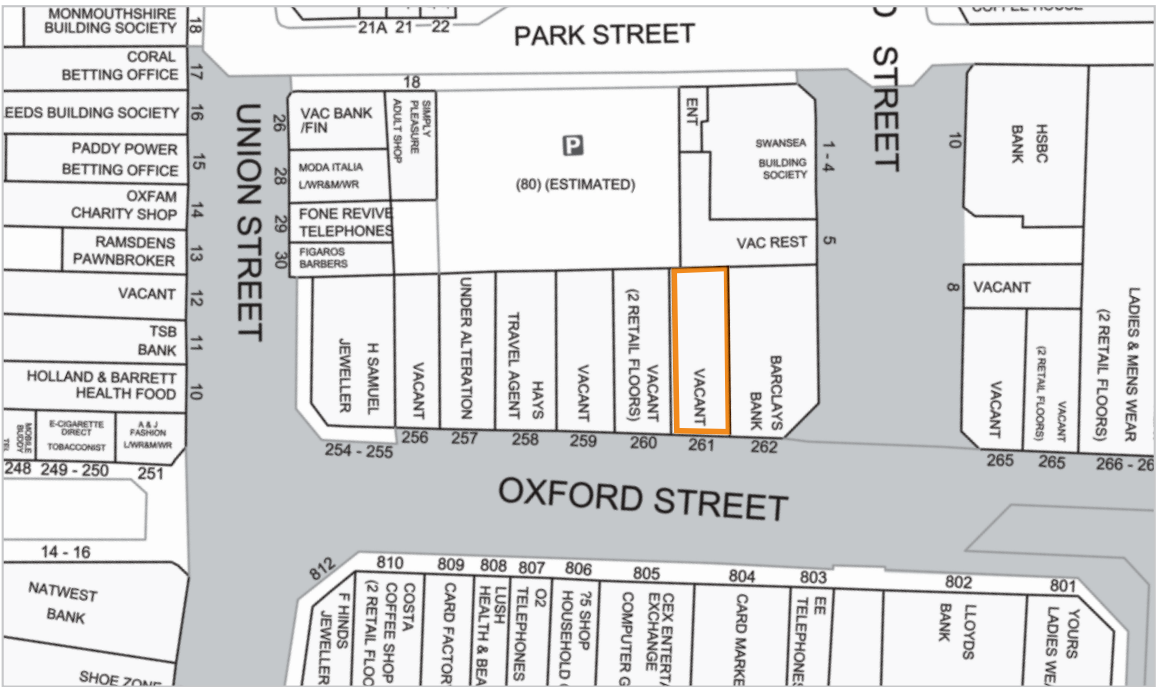
See legal pack at www.acuitus.co.uk

Viewings

Block viewing will be arranged - please email alexander.auterac@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	126.14 sq m	(1,358 sq ft)	Vacant
First	Ancillary	120.57 sq m	(1,298 sq ft)	
Second	Ancillary	116.40 sq m	(1,254 sq ft)	
Total		363.11 sq m	(3,910 sq ft)	



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Real Estate Auctioneering & Investment