For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





Freehold Supermarket Investment

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# Acuitus Real Estate Auctioneering & Investment

### **Property Information**

Freehold Supermarket Investment		Location		Description		
<ul> <li>Let to Heron Foods Limited</li> <li>Lease expires June 2026 (subject to option)</li> <li>Approximately 4,615 sq ft</li> </ul>		Miles	5 miles south-east of Wolverhampton, 12 miles north-west of Birmingham M5, M6, A456	The property comprises a double-fronted supermarket arranged on the ground and first floors. The property benefits from some parking and loading to the rear of the property.		
Town Centre location close to Darlaston Shopping Centre		Rail Air	Darlaston and Wednesbury Birmingham Airport			
Lot 24	Auction 22nd September 2022	Situation		VAT is applicable to this lot.		
Rent £20,000 per Annum Exclusive	Status Available		s a town located 12 miles north-west of Central Birmingham. The located in a prominent position on King Street, close to its junction with	Note Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.		
<mark>Sector</mark> Supermarket	Auction Venue Live Streamed Auction	Civic Centr	Shopping Centre. The main bus and railway station, Town Hall and re are all close by, along with many pubs, restaurants and bars. Other ng retailers include Lloyds Bank, Boots and an Asda Superstore.			
		Tenure		Completion Period		
		Freehold.		Six week completion		
		EPC				
		Band C				

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Ancillary	244.85 sq m 183.93 sq m	(2,636) (1,979)	HERON FOODS LIMITED (2)	Approximately 16 years from 01/06/2010, expiring on 15/06/2026 (3) on a full repairing and insuring lease	£20,000	01/06/2025
Total		428.78 sq m	(4,615)			£20,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Heron Foods Limited currently trade in over 250 stores across the UK. From the year end 31st December 2021 Heron Foods Limited reported a turnover of £434,592,000, pre-tax profits of £11,863,000 and a total net worth of £64,886,000 (www.northrow.com)

(3) The lease is subject to a tenant only option to determine on 09/07/2024



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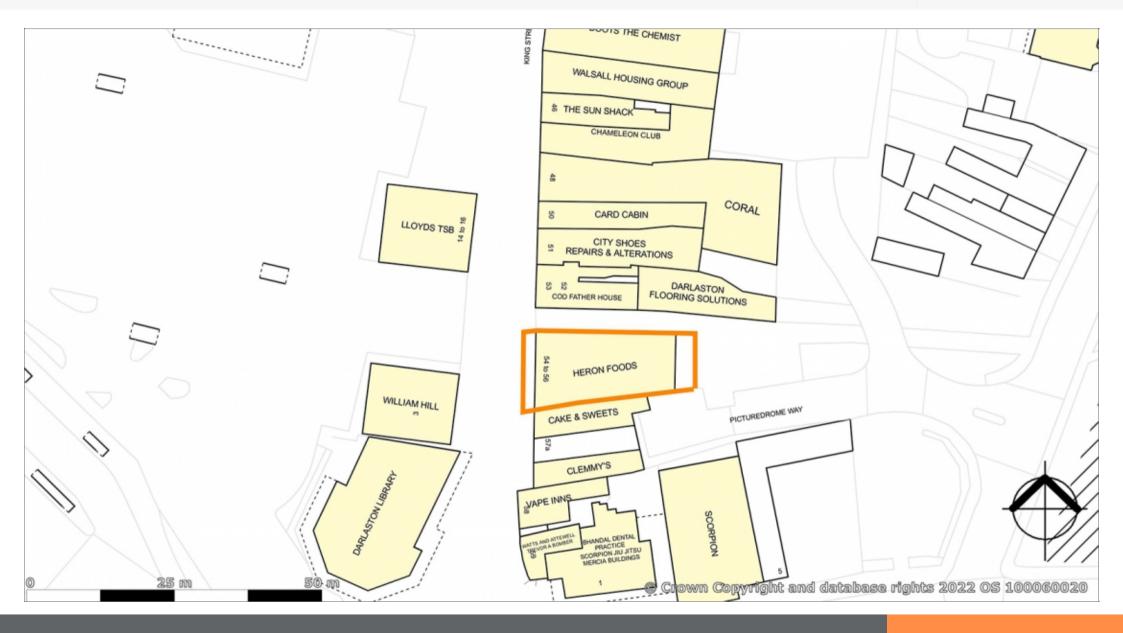




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#### Contacts

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