

Lot 11, 3 Broadfield Barton, Broadfield, Crawley,

West Sussex RH11 9BA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Substantial Freehold Supermarket Investment let until 2037 with Fixed Annual Uplifts (2.25% per annum)

www.acuitus.co.uk

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground/ Lower Ground/ First	Retail/ Ancillary	4,742.79	(51,051)	WM MORRISON SUPERMARKETS LIMITED (1)	30 years from 03/04/2007 until 02/04/2037 on a full repairing and insuring lease (3)	£489,792.14	03/04/2023 and annually thereafter (2)
Total		4,742.79	(51,051)			£489,792.14	

(1) Morrisons have 497 supermarkets, employing over 118,000 staff. They service customers through both Ocado and "Morrisons on Amazon". (Source: www.morrisons-corporate.com 30/08/2022). For the 39 weeks ended 31st October 2021, WM Morrison Supermarkets Limited (formerly WM Morrison Supermarkets PLC) reported a Turnover of £13,483,000,000, an operating profit before exceptionals of £211,000,000 and a statutory EBITDA of £378,000,000 (Source: Companies House Company Accounts 31/08/2022)

(2) Each rent review is reviewed with 2.25% annual fixed increases. The April 2023 rent will therefore rise to £500,812.47 p.a.x.

(3) The property has been sub-let. A copy of the subtenancy schedule is available within the legal pack.

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September 2020

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