Shropshire SY11 2SP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

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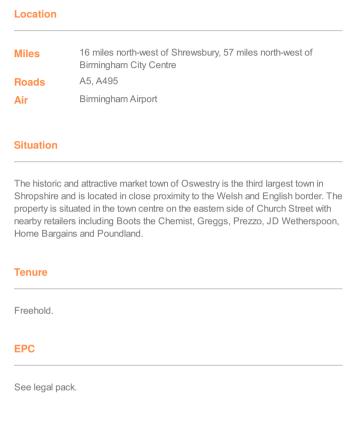
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Property Information

Freehold Retail Investment • Let to J G Foods Limited (t/a Grape Tree) • Lease until August 2031 (subject to option) Approximately 4,761 sq ft Central location in historic market town • Nearby retailers including Boots the Chemist, Greggs, Prezzo, JD Wetherspoon, Home Bargains and Poundland. Lot Auction 40 15th December 2022 Rent **Status** £22,500 per Annum Exclusive Available Sector **Auction Venue**

Live Streamed Auction



Descripti	on
The prope floors.	rty comprises a health food shop arranged on the ground and first
VAT	
VAT is app	licable to this lot.
Note	
	e the buyer will pay 1.5% excluding VAT of the purchase price toward's costs in addition to the cost of the searches. Please see Special of Sale
Conditions	of Sale.

DISCLAIMER

High Street Retail

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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 Ancillary	215.50 226.80		J G FOODS LIMITED (2) (t/a Grape Tree)	10 years from 27/08/2021 (3)	£22,500	27/08/2026
Total		442.30	(4,761)			£22,500	

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

⁽²⁾ Grape Tree currently trade from about 125 branches in the UK. For the year ending 31st December 2021, J G Foods Ltd reported a turnover of £34,162,537, a pre-tax profit of £1,407,421 and Shareholder Funds of £4,709,759 (Source: Companies House 27/10/2022; www.grapetree.co.uk)

⁽³⁾ The lease provides for a tenant option to determine on 27/08/2026

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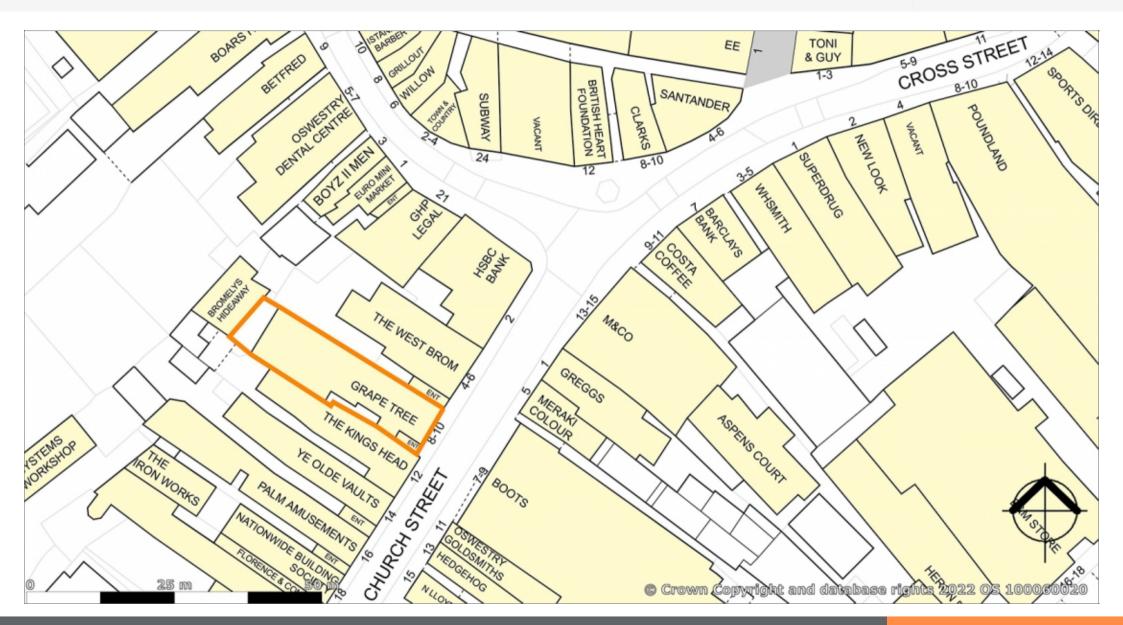




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