

**Lot 14, Former Co-op Supermarket (now B&M), Hams Road, Lydney, near Chepstow,
Gloucestershire GL15 5PE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



LET TO CO-OPERATIVE GROUP LIMITED
UNTIL 2035 (NO BREAKS) WITH ANNUAL
RPI LINKED REVIEWS



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Property Information

Freehold Supermarket Investment

- Entirely let to Co-operative Group Limited (sublet to B&M Bargains)
- Lease expires 06//04/2035 (No Breaks)
- Annual RPI-linked rental increases (2% pa collar and 4% pa capped)
- 14,670 sq ft with circa 100 car parking spaces, on 1.8 acre site
- Nearby occupiers include Lidl, Greggs and Lloyds Bank

Lot

14

Auction

15th December 2022

Rent

£214,251 per Annum Exclusive
(with annual rental increases)

Sector

Retail Warehouse

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

11 miles north-east of Chepstow, 25 miles north of Bristol, 32 miles east of Cardiff

Roads

A466, A48, M48, M4

Rail

Lydney, Chepstow Railway Station

Air

Bristol International Airport

Situation

The property is situated in Lydney town centre and is accessed via Hams Road that links to Newerne Street, the principal commercial area in town. Nearby occupiers include Lidl, Greggs and Lloyds Bank.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a former supermarket arranged on the ground and first floors. The property benefits from approximately 100 car parking spaces on a site of about 1.8 acres.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Annual Rental Increases
Ground/ First	Retail	1,362.90	(14,670)	CO-OPERATIVE GROUP LIMITED (t/a B&M) (1)	Approximately 16 years from 15/03/2019 expiring on 06/04/2035 on a full repairing and insuring lease	£214,251	07/09/2023 and annually thereafter (2)
Total		1,362.90	(14,670)			£214,251	

(1) Co-operative Group Limited is a British consumer co-operative with a family of retail businesses including food retail, wholesale, e-pharmacy, insurance and legal services, and funeral care. The Co-operative Group has over 65,000 employees across the UK and over 2,500 food and convenience stores. For the year ending December 2021 Co-operative Group Limited registered a turnover of £11,200,000,000 and a pre-tax profit of £57,000,000 (www.co-operative.coop). The property was sublet to B&M Bargains in March 2019.

(2) The lease is subject to annual RPI-linked rent reviews on 7th September each year, subject to a collar of 2% pa and cap of 4% pa.

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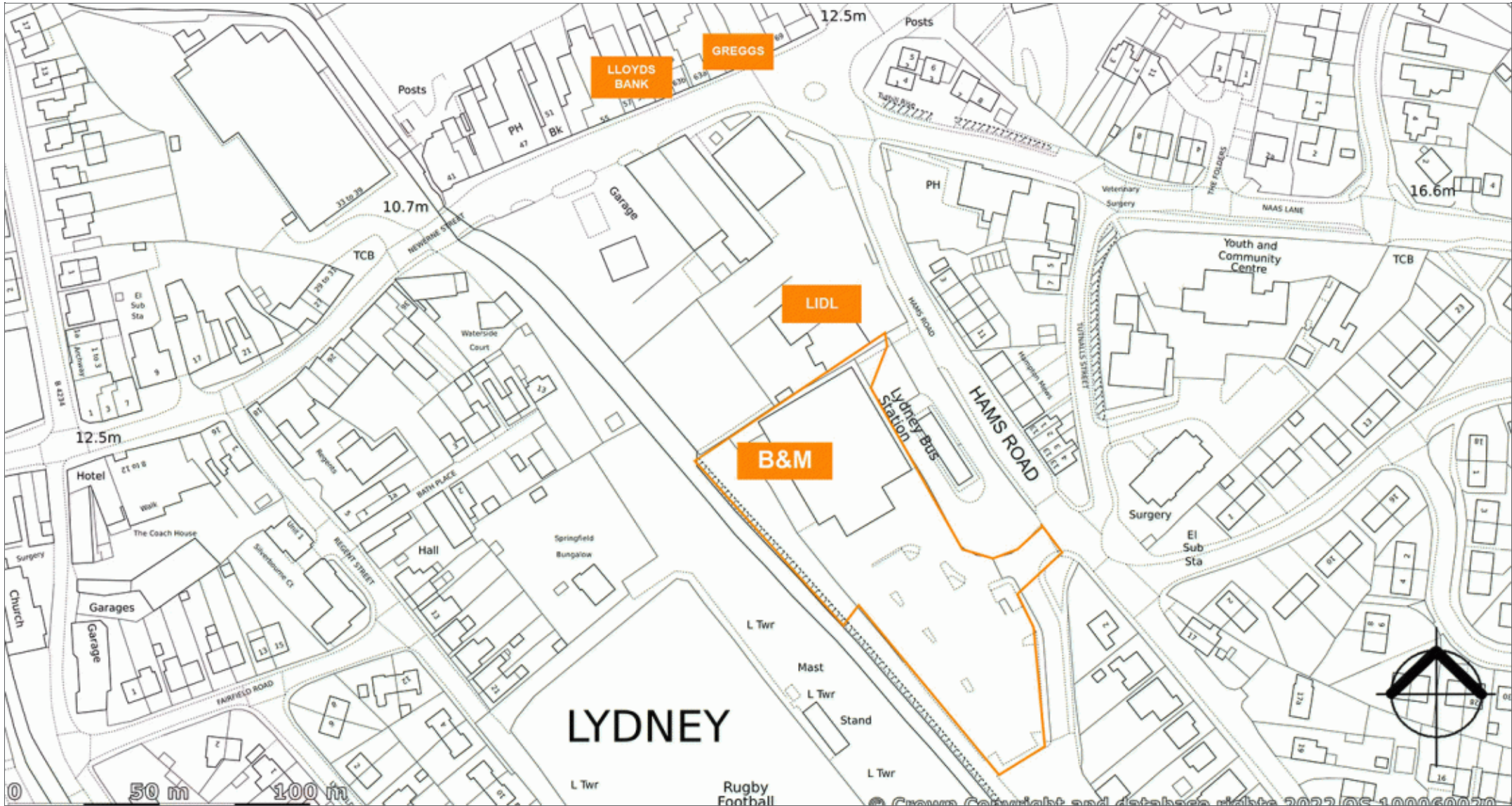
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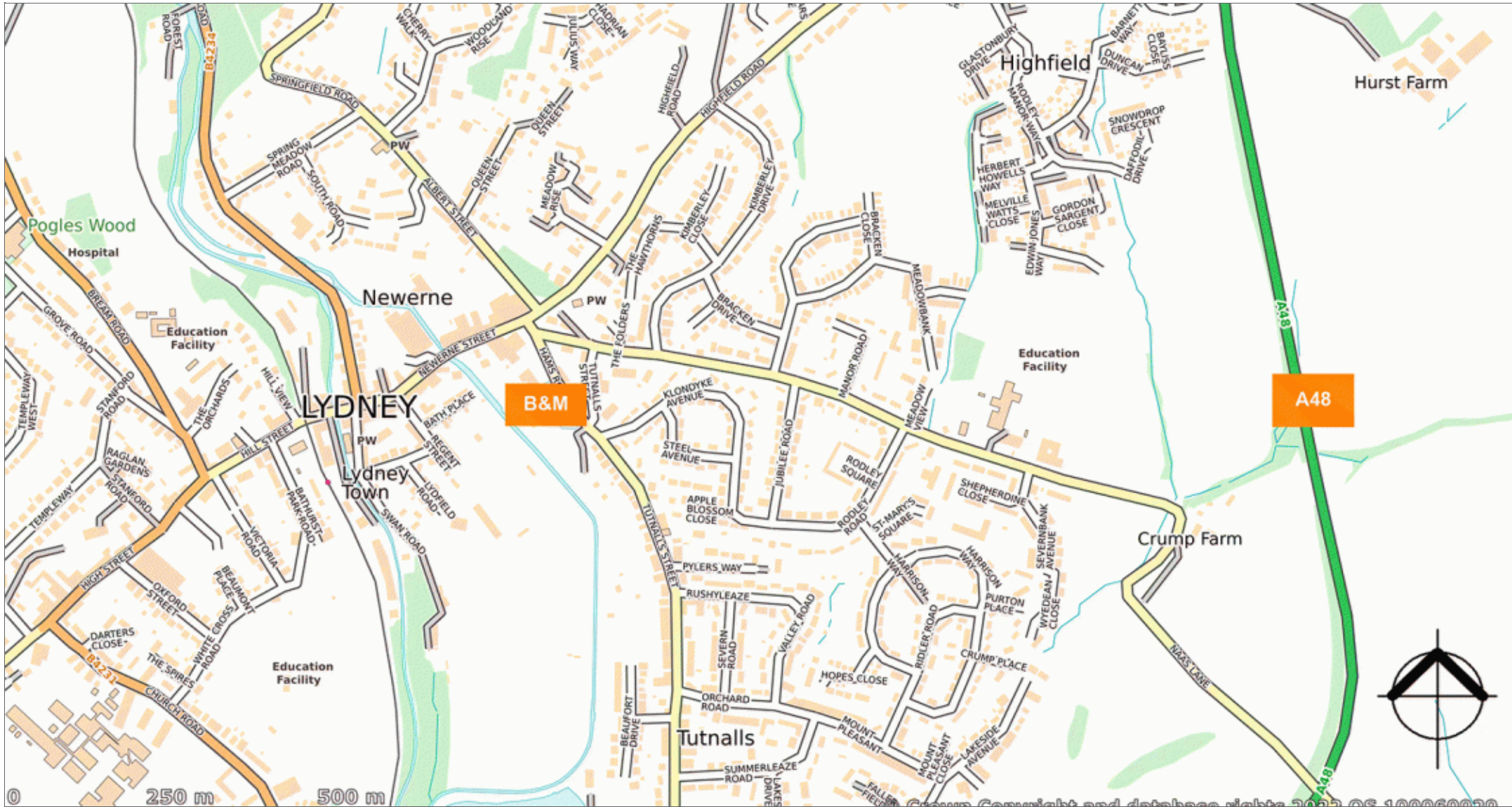
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September 2020