For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

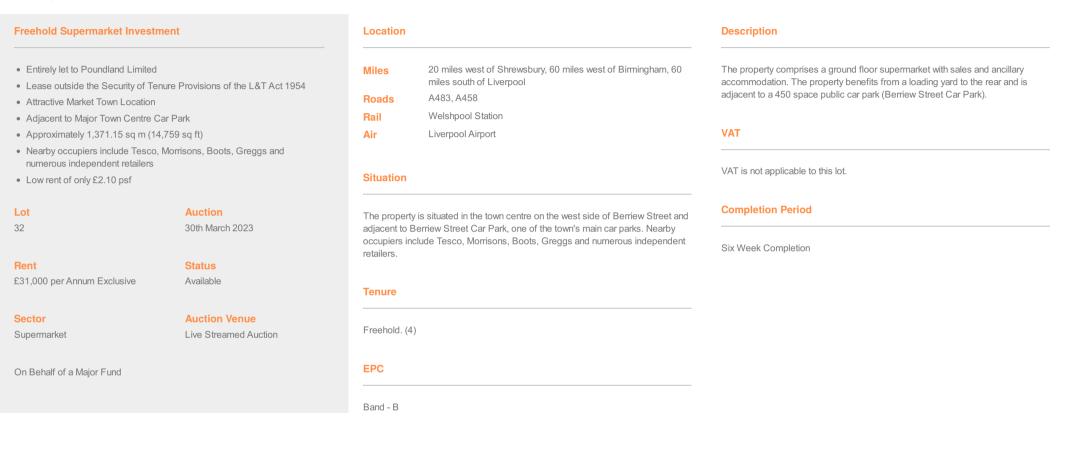




Freehold Supermarket Investment

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acuitus Real Estate Autoneering & Investment

Tenancy & Accommodation

Floor	Use		Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	1,148.19 222.96	(12,359) (2,400)	POUNDLAND LIMITED (CRN 02495645) (2)	5 years from 17/08/2021 (3) (4)	£31,000
Total Approximate Floor Area		1,371.15	(14,759)			£31,000

(1) The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/12168960000)

(2) Poundland Limited (CRN 02495645) was incorporated in April 1990 and now trades out of 779 Poundland stores throughout the United Kingdom. For the year ended 26/09/2021 Poundland Limited (CRN 02495645) reported a turnover of

£1,544,694,000, a pre-tax profit of £33,478,000 and a shareholders funds of £125,057,000 (Northrow Company Report - 22/02/2023).

(3) The lease provides for a tenant option to determine the lease on 17/08/2024 on serving 6 months notice.

(4) The property benefits from a lease held from Powys Council obliging Powys County Council to ensure specific parts of the adjoining car park remain as a car park for the period of the lease, being for a term of 35 years to 07/05/2022 at a rent of £5,000 per annum exclusive. This rent is recharged to Poundland Limited. Currently the lease is holding-over. The sellers solicitor has agreed new wording with the draft lease and underlease contained within the sales legal pack. The buyer can decide whether to enter into another 35 year lease or not (the lease contains an option to renew for this period).

(5) The lease is outside the security of tenure provisions 1954 act.

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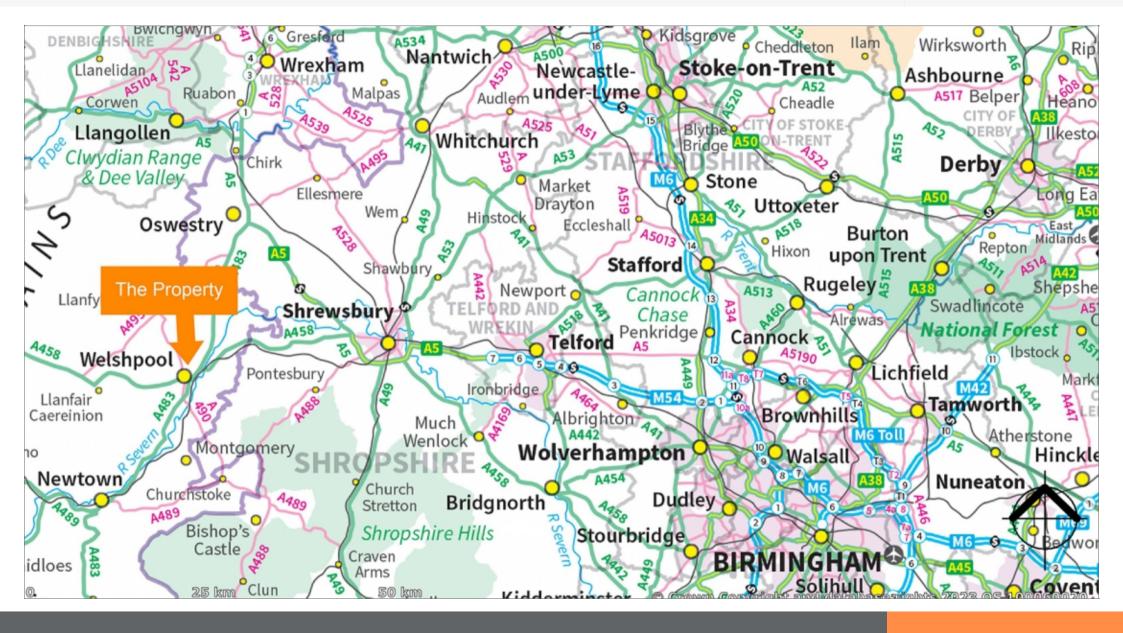




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