

# Lot 8, Aldi, 64 Nottingham Road, Bingham, Nottingham, Nottinghamshire NG13 8AW

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Let to Aldi Stores Limited until 2140 (Subject to Option)
- 5 yearly Upward Only Rent Reviews linked to Retail Price Index, Subject to a minimum of 1% and a maximum of 2.5% per annum compounded
- Approximate site area of 0.37 Ha (0.93 Acres)
- Includes a modern supermarket of approximately 1701 sq m (18.317 sq ft) and Car Park

#### Lot

8

#### Auction

27th March 2025

#### Rent

£86,323 per Annum Exclusive  
(3)

#### Sector

Supermarket/Convenience, Car  
Park

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

Approximately 8 miles from Nottingham City Centre, 27 miles from Derby and 28 miles from Leicester

#### Roads

A52, A46, A6097

#### Rail

Bingham Rail Station

#### Air

East Midlands Airport

### Situation

Bingham is an attractive Market town situated some 8 miles east of Nottingham City Centre. The property is situated in a prominently residential area, on the north side of Nottingham Road, at its junction with Harvest Close.

### Tenure

Freehold.

### EPC

Band A

### Description

The property comprises a regular and level site of approximately 0.37 Hectares (0.93 Acres) upon which Aldi has constructed a substantial modern supermarket building and a 30 space Car Park.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

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## Tenancy & Accommodation

Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Supermarket and Car Park	1,701.70 (4)	18,317 (4)	ALDI STORES LIMITED (CRN:02321869) (1)	125 years from 07/08/2015 until 2140 (2)	£86,322 (3)	07/08/2025 and 5 yearly (3) (06/08/2140)
<b>Total Approximate Floor Area</b>	<b>1,701.70 (4)</b>	<b>18,317 (4)</b>			<b>£86,322 (3)</b>	

(1) For the year ending 31st December 2020 Aldi Stores Limited (CRN:02321869) reported a Turnover of £17,887,909,000., Pre Tax Profits of £536,720,000., and Net Assets of £3,295,069,000.. (Source: Group Strategic Report, Directors Report and Consolidates Financial Statements as published at Companies House).

(2) The lease provides for a Tenant Option to Determine the lease on the 7th August 2035 and every 5th year thereafter subject to serving 12 months written notice. In the event that the tenant determines the lease the Freehold has a right to retain the building and benefit directly from the occupational rent.

(3) The lease provides for the rent to be reviewed every 5th year linked to the Retail Price Index annually compounded, but subject to a minimum increase of 1% per annum and a maximum of 2.5% per annum as detailed in Schedule 3 of the lease. Using the RPI index for January 2025, the rent will rise to a minimum of £86,322.91 p.a.x in August 2025.

The Seller will pay the Buyer the difference between the current rent reserved of £77,430 per annum exclusive and £86,322.91 per annum exclusive from completion of the sale until 7th August 2025. Therefore the property will produce a minimum of £86,322.91 per annum exclusive form completion of the sale.

(4) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10260798000>)

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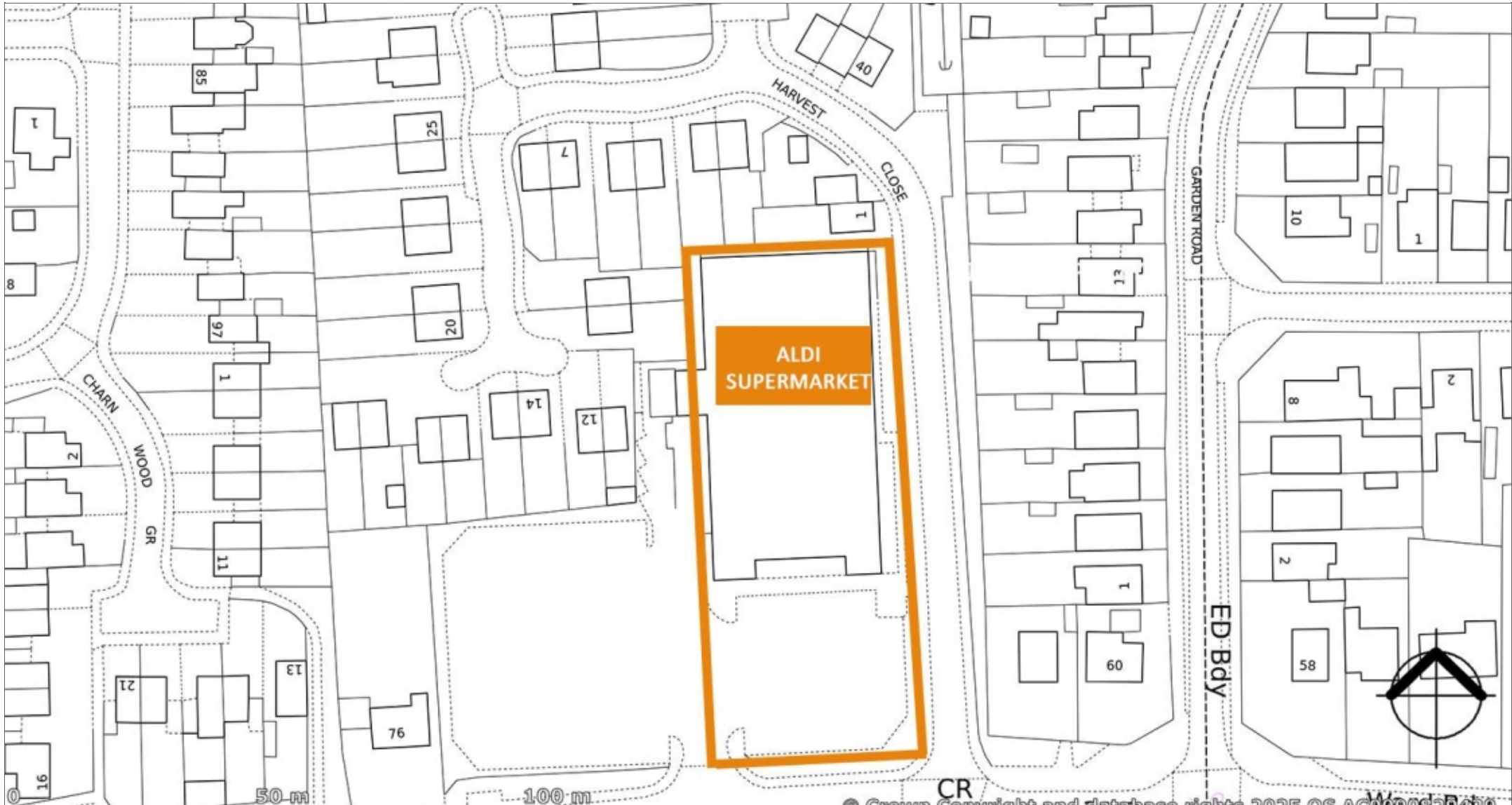
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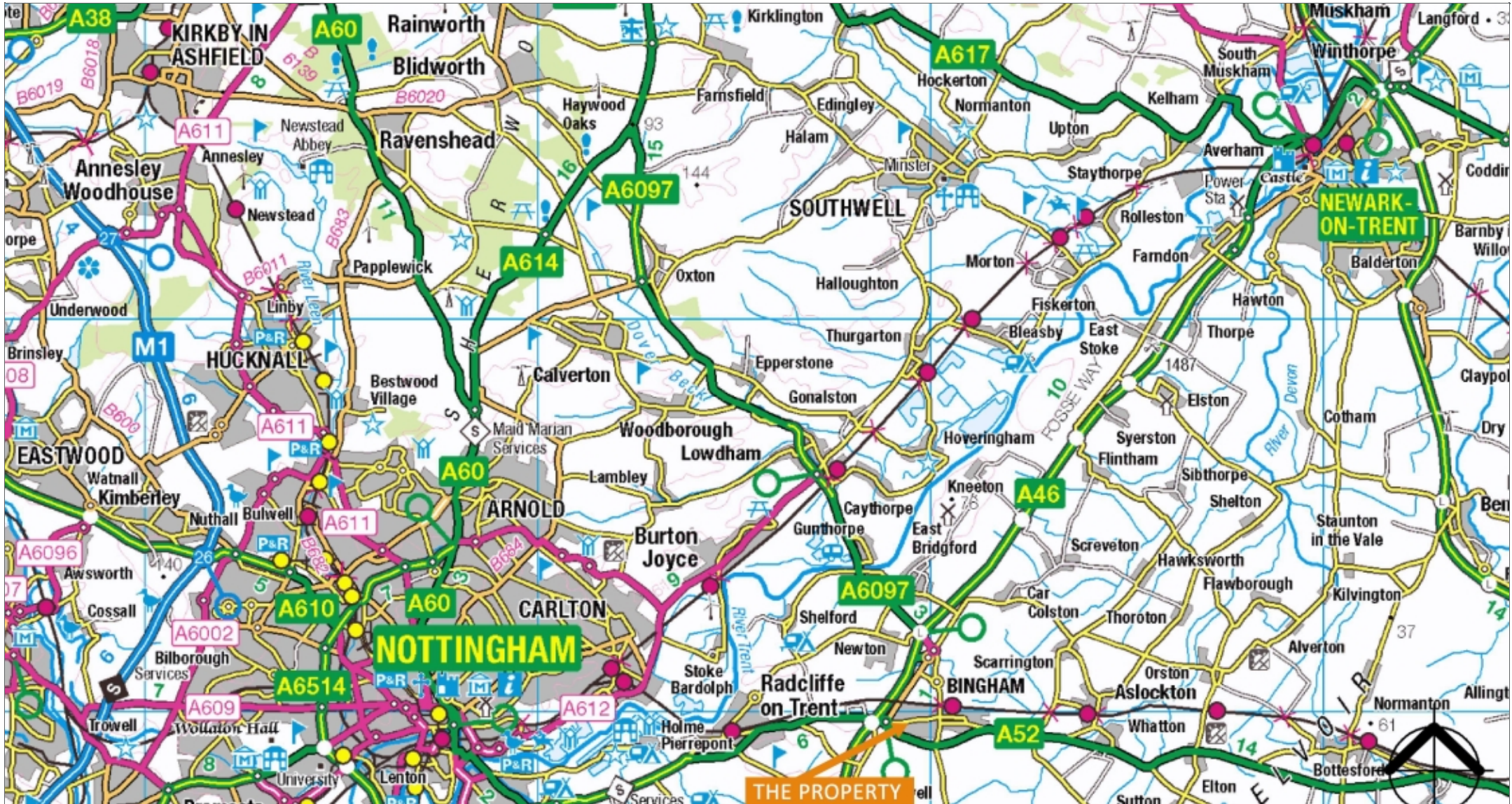
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## Contacts

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