

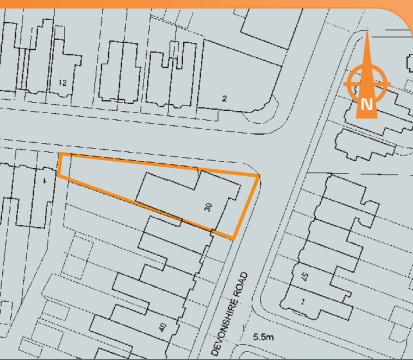
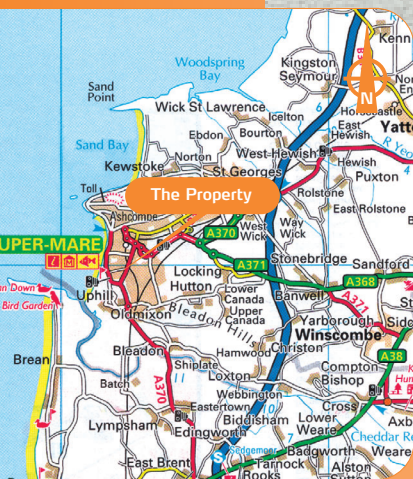
lot 18

**McCull's Convenience Store, 30 Devonshire Road
Weston-Super-Mare, Avon BS23 4EL**

Rent
£31,150
per annum
exclusive

Freehold Retail Investment

- Let on a recent 20 year lease to Martin McColl Limited
- Prominent corner retail site in residential area
- 2% per annum compounded fixed uplifts
- 6 Week Completion Available



Location

Miles: 21 miles south of Bristol
27 miles north of Taunton
31 miles west of Bath
Roads: A370, A3033, M5
Rail: Weston-Super-Mare Station
Air: Weston Airport, Bristol International Airport

Situation

Weston-Super-Mare is a popular tourist destination located some 18 miles from Bristol city centre. The area benefits from excellent communication routes via Junction 21 some 2 miles to the east. The property is in a prominent corner position in a predominantly residential area, less than 1 mile from the town's main station. There is ample on-street parking adjacent to the property.

Description

The property comprises a ground floor shop, with ancillary accommodation. The residential upper parts have been let on a long lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	175.67 sq m (1,891 sq ft)	MARTIN McCOLL LIMITED (1)	20 years from 24/11/2011 until 2031 on a full repairing and insuring lease (2)	£31,150	20/02/2016 and 5 yearsly thereafter (fixed rental uplifts at 2% per annum compounded)
	Ancillary	55.74 sq m (600 sq ft)				
First	Residential		INDIVIDUAL	150 years from 23/11/2011	Peppercorn	

Total Approximate Ground Floor Areas 231.41 sq m (2,491 sq ft) **£31,150**

- (1) For the year ending 27th November 2011 Martin McColl Limited reported a turnover of £380,485,000, a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. (Source www.riskdisk.com 04.09.2012)
- (2) The lease provides for 5 yearly upward only rent reviews with fixed uplifts at 2% per annum compounded throughout.

For further details please contact:

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