

Lot 9

£300,560 per annum exclusive

The Co-operative Supermarket, Crown Mead Shopping Centre, Wimborne Minster, Dorset BH21 1ED

Freehold Supermarket Investment



Key Details

- Let to Co-operative Foodstores Limited (guaranteed by Co-operative Group Food Limited) until 2034 (no breaks)
- Approximately 1,993 sq m (21,448 sq ft)
- Freehold includes shopping centre car park
- Approximate site area of 0.46 hectares (1.14 acres)
- Historic and Affluent Market Town Location
- Nearby occupiers including M&Co, WH Smith, Crew Clothing, Millets and Waitrose

On behalf of Joint LPA Receivers

Location

Miles: 9 miles north-west of Bournemouth
30 miles south-west of Southampton
Roads: A31, A3049, A350
Rail: Bournemouth Rail Station
Air: Bournemouth Airport

Situation

The property is situated some 200 metres from High Street and The Square in the centre of town and anchors the established Crown Mead Shopping Centre. Nearby occupiers include M&Co, WH Smith, Crew Clothing, Millets and Waitrose.

Description

The property comprises a substantial supermarket with retail accommodation on ground floor and ancillary accommodation on the first floor. The property benefits from an extensive customer car park providing approximately 77 spaces and an approximate site area of 0.46 hectares (1.14 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

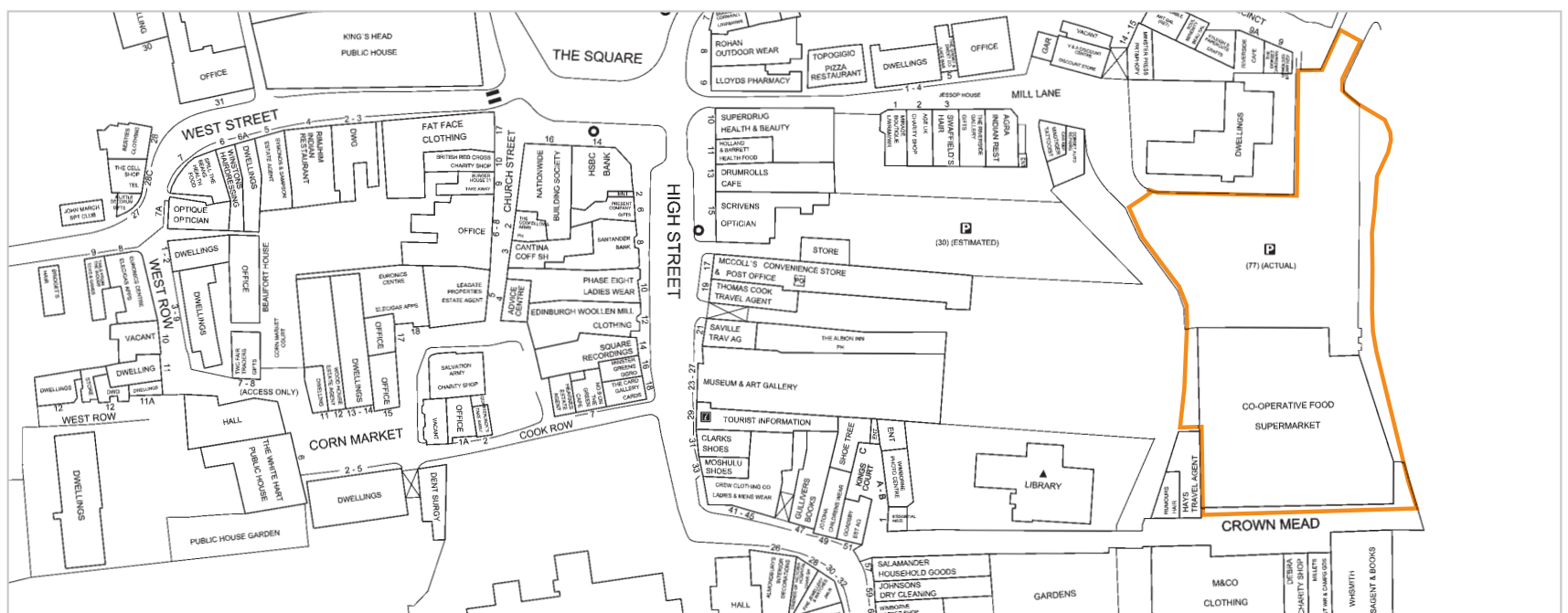
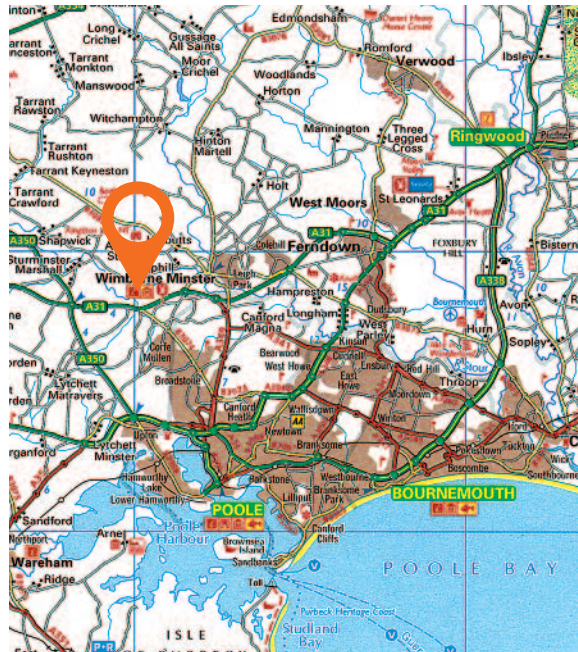
Tenancy and accommodation

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Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	1,691 sq m (18,200 sq ft)	CO-OPERATIVE FOODSTORES LIMITED (guaranteed by Co-operative Group Food Limited) (1)	50 years from 28/09/1984 until 27/09/2034 on a full repairing and insuring lease	£300,560	27/09/2019 and five yearly
First	Ancillary	302 sq m (3,248 sq ft)				
Total		1,993 sq m (21,448 sq ft)			£300,560	

(1) For the year ending 2nd January 2016, Co-operative Foodstores Limited reported a revenue of £284.9m, pre-tax profits of £12.3m and net assets of £403.7m. (Source: Mutuals Public Register 18/01/2017 Annual Return & Accounts)
For the year ending 2nd January 2016, Co-operative Group Food Limited reported a turnover of £6,475,500,000, pre-tax profits of -£429,600,000 and a net worth of £1,385,500,000. (Source: Experian Group)



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Acuitus
Jo Seth-Smith
+44 (0)20 7034 4854
jo.seth-smith@acuitus.co.uk

Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Buyer's Legal Report Service: Dentons
Greg Rigby
+44 (0)20 7329 3968
greg.rigby@dentons.com

Seller's Solicitors: DWF LLP
Abigail Dry
+44 (0)151 907 3438
abigail.dry@dwf.law