

49 Allan Street, Blairgowrie, Perthshire PH10 6AB

Heritable Retail Investment

Lot 37

£20,003 per annum
exclusive (3)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	184.32 sq m (1,984 sq ft)	BOOTS UK LIMITED (1)	20 years and 4 months from 22/03/2005 until 21/07/2025 on a full repairing and insuring lease (2)	£20,003
Total		184.32 sq m (1,984 sq ft)			£20,003 (3)

(1) For the year ending 31st August 2018, Boots UK Limited reported a turnover of £6,790,000,000, pre-tax profits of £398,000,000 and a total net worth of £875,000,000 (Source: Experian Group 19/09/2019). Boots is the largest pharmacy health and beauty chain in the UK and as at 31st August 2018 had 2,485 stores across the UK (Source: www.boots-uk.com/about-boots-uk/about-boots-boots-in-numbers/ 20/09/2019).

(2) The current lease is for a term of 15 years and four months expiring 21/07/2020, however a 5 year reversionary lease has been signed from expiry of the current term until 21/07/2025 at a rebased rent of £16,000 p.a.x.

(3) For the purpose of clarification, the current passing rent is £19,707 p.a.x. The current lease provides a fixed rental increase to £20,003 p.a.x from 1st April 2020. The seller has agreed to adjust the completion monies so that the property will effectively produce £20,003 p.a.x from the completion of sale. At the commencement of the reversionary lease on 21/07/2020, the rent will rebase to £16,000 p.a.x and the tenant will benefit from a three month rent free period. The seller has agreed to adjust the completion monies so the sale will effectively produce £16,000 p.a.x. from the commencement of the reversionary lease.

Key Details

- Let to Boots UK Limited until 2025 (no breaks) (2)
- New reversionary lease signed in 2019
- Busy town centre location
- Nearby occupiers include Sainsbury's, M&Co and Cancer Research

On behalf of Trustees

Location

Miles: 19 miles north-west of Dundee
16 miles north of Perth
Roads: A85, A9, M90 (Junction 11)
Air: Dundee Airport

Situation

Blairgowrie is an affluent rural town located 19 miles north-west of Dundee. The property is located in the heart of the town centre on Allan Street, at its junction with High Street. Nearby occupiers include Sainsbury's, M&Co and Cancer Research.

Description

The property comprises a double fronted ground floor retail unit, which forms part of a larger building which does not form part of the sale.

Tenure

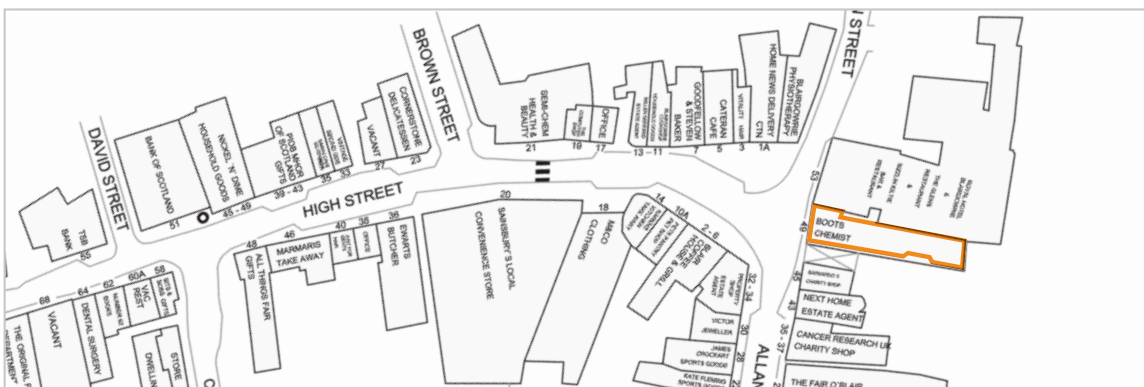
Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band G. See legal pack at acuitus.co.uk



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