

Lot 29

£20,000 Per Annum
Exclusive

5 East Church Street, Buckie, Aberdeenshire AB56 1EX Heritable Retail Investment



Key Details

- To be let to M&Co Trading Ltd (t/a M&Co) on a new 5 year lease (1)
- Rebased rent of £20,000 p.a.x.
- Extensive property of 1,001.80 sq m (10,784 sq ft)
- Located on main retailing street in the popular coastal town
- Nearby occupiers include Co-operative Food, Bank of Scotland, Subway and various independent retailers, pubs and cafes

Location

Miles: 52 miles east of Inverness
57 miles north-west of Aberdeen
Roads: A95, A96, A941
Air: Inverness Airport

Situation

Buckie is a coastal town in Scotland, approximately 52 miles east of Inverness and 57 miles north-west of Aberdeen. The property is located on the north side of East Church Street, less than half a mile from the coast. Nearby occupiers include Co-operative Food, Bank of Scotland, Subway and various independent retailers, pubs and cafes.

Description

The property comprises a two storey building, arranged as a ground floor shop, with ancillary accommodation the basement, first and second floors.

Tenure

Heritable. (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Viewings

Please contact Mhairi Archibald (0771 8899 341)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	494.20 sq m (5,320 sq ft)	M&Co TRADING	04/08/2020 to	£20,000
First	Ancillary	162.30 sq m (1,747 sq ft)	LIMITED (2) t/a	03/08/2025 (1)	
Second	Ancillary	182.80 sq m (1,968 sq ft)	M&Co		
Basement	Ancillary	162.50 sq m (1,749 sq ft)			
Total		1,001.80 sq m (10,784 sq ft)			£20,000

- (1) Tenant option to determine the lease on the third anniversary of the term (upon six months written notice)
(2) M&Co was founded in 1834 and operate from over 300 stores. M&Co employs over 3,900 staff members (mandco.com 24/02/2021).



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Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard LLP
Alastair Cowan
+44 (0)131 222 9856
alastair.cowan@addleshawgoddard.com