

## Leicester Tesco Store 5 The Square Countesthorpe Leicestershire LE8 5RN

- **Freehold Convenience Store Investment**
- Let to Tesco Stores Limited
- Lease expires 2033 (1)
- RPI linked rent reviews (2)
- Rent Review 2018
- Current Rent Reserved  
**£47,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 Motorways. The city has a population of some 318,000 and has regular rail services to London and the north.

Countesthorpe is a village located some 6 miles south of Leicester adjacent to the M1 Motorway.

The property is situated on the east side of The Square, close to the junction with Church Street.

Occupiers close by include Co-Op Food, Countesthorpe Chemist, The Health Centre and Co-Op Funeralcare.

### Description

The property is arranged on ground and one upper floor.

The ground floor provides a convenience store whilst the first floor comprises ancillary and staff accommodation. The property has the benefit of a cash machine and on-site car parking and provides the following gross accommodation and dimensions to include tenant's ground floor extension:

Gross Frontage	24.40 m	(80')
Built Depth	10.70 m	(35' 1")
Ground Floor	307.50 sq m	(3,310 sq ft)
First Floor	83.00 sq m	(893 sq ft)
Total GIA	390.50 sq m	(4,203 sq ft)

### Tenancy

The entire property is at present let to TESCO STORES LIMITED for a term of 20 years from 19th March 2013 at a current rent of £47,000 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI collared at 0% and capped at 4% per annum (2) and contains full repairing and insuring covenants. The lease contains a tenant's option to break at the 10th and 15th years (1).

### Tenant Information

Website Address: [www.tesco.com](http://www.tesco.com)

For the year ended 23rd February 2013, Tesco Stores Limited reported a turnover of £42,662m, a pre-tax profit of £921m, shareholders' funds of £3,255m and a net worth of £3,113m. (Source: riskdisk.com 22.04.2014.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

