

## Ruskington 20 High Street Sleaford Lincolnshire NG34 9DP

- **Freehold Convenience Store Investment**
- Let to One Stop Stores Ltd, a subsidiary of Tesco plc
- New 10 year lease expiring 2025 (1)
- Totals some 160 sq m (1,726 sq ft)
- Rent Review 2020
- Current Rent Reserved  
**£15,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Ruskington is a large village located just off the A153, 4 miles to the north of Sleaford town centre and 16 miles to the south of Lincoln. Ruskington Mainline Station provides rail links to Lincoln in about 25 minutes.

The property is situated on the south side of High Street, close to the junction with Jubilee Street, in the centre of this attractive village. Occupiers close by include Post Office, Co-op Food Store and a number of local retailers.

### Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store with staff ancillary and storage accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	102.44 sq m	(1,103 sq ft)
First Floor	57.87 sq m	(623 sq ft)
<b>Total</b>	<b>160.31 sq m</b>	<b>(1,726 sq ft)</b>

**NB. Not inspected by Allsop. Floor areas sourced from  
www.2010.voa.gov.uk**

### Tenancy

The entire property is at present let to ONE STOP STORES LTD for a term of 10 years from 24th June 2015 at a current rent of £15,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The Lessee has options to determine the lease at the end of the fourth and eighth years of the term.

### Tenant Information

No. of Branches: 500.

Website Address: [www.onestop.co.uk](http://www.onestop.co.uk)

One Stop Stores Ltd is a wholly owned subsidiary of Tesco plc. For the year ended 27th February 2014, One Stop Stores Ltd reported a turnover of £788m, a pre-tax profit of £38m and a net worth of £171m. (Source: Experian 25.09.2015.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

