



Kirton in Lindsey

11A Station Road Lincolnshire DN21 4BB

- **Freehold Convenience Store Investment**
- Comprising a recently developed convenience store
- Entirely let to Co-operative Food Group Ltd on new 15 year lease
- Lease expires 2031 with no breaks
- CPI linked 5 yearly reviews
- Rent Review 2021
- Current Rent Reserved
£55,000 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure
Freehold.

Location

Kirton in Lindsey is an attractive town located in North Lincolnshire some 1.5 miles west of the A15, which provides easy access to the M180 Motorway (Junction 4). Kirton in Lindsey lies 7 miles south of Scunthorpe and some 19 miles north of Lincoln. The property is located in a residential area on the west side of Station Road (B1400), some 0.4 miles south of Kirton in Lindsey Rail Station.

Description

This recently developed property is arranged on ground floor only to provide a purpose built convenience store with ancillary accommodation, totalling 305 sq m (3,283 sq ft). Externally, the property benefits from parking for 10 cars.

Tenancy

The entire property is at present let to CO-OPERATIVE FOOD GROUP LIMITED for a term of 15 years from 31st March 2016 at a current rent

of £55,000 per annum. The lease provides for rent reviews every fifth year of the term, which are linked to CPI (maximum increase 4% and minimum 1%) and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,800.
Website Address: www.co-operativefood.co.uk
For the year ended 2nd January 2016, Co-operative Food Group Limited reported a turnover of £6.475bn, a pre-tax loss of £429.6m, shareholders' funds of £1.721bn and a net worth of £1.385bn. (Source: Experian 09.01.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 55 Band C (Copy available on website).



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