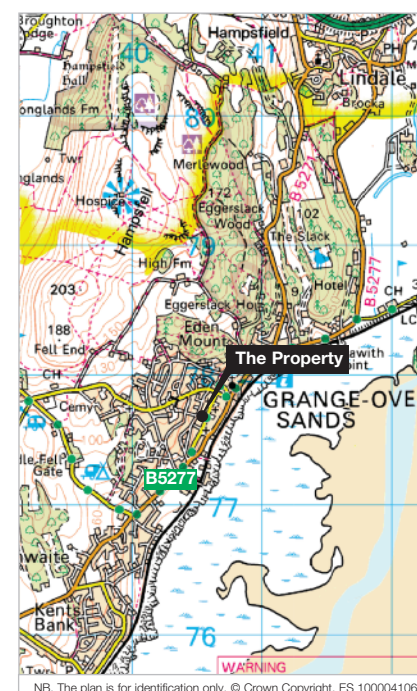


Grange-Over-Sands

Tesco Express
Kents Bank Road
Cumbria
LA11 7EY

- **Attractive Freehold Convenience Store Investment**
- To be let to Tesco Stores Limited
- New 20 year lease (subject to 10 year break)
- Located within an attractive South Lakes town opposite a public car park
- Rent Review 2020 linked to RPI (min 1% & max 4%)
- Total Current Rents Reserved
£55,000 pa



Computer Generated Image

Tenure

Freehold.

Location

The attractive Cumbrian town of Grange-Over-Sands is located on the southern edge of the Lake District on the B5277, some 11 miles to the south-west of Kendal.

The property is situated on the west side of Kents Bank Road, opposite a public car park and close to a Co-op Travel agency and other local businesses.

Description

The property comprises a former British Legion Club and is arranged on ground and one upper floor.

Once fitted out by the tenant the property will provide a ground floor convenience store with staff and storage accommodation. It is understood that the first floor is to be sealed off, and the adjoining shop is to be sold off on a long lease at completion.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Convenience Store	Tesco Stores Limited (1)	Ground Floor (2) First Floor (to be Sealed off)	325 sq m (3,497 sq ft)	20 years from completion of the sale Rent review every 5th year linked to RPI (min 1% & max 4%). FR & I Tenant option to determine the lease at 10th year	£55,000 p.a. Rent Review 2020
Retail Unit	NHG Estates Ltd	Ground and First Floor	999 years from completion	Peppercorn	Reversion 3014

(1) No. of branches: 3,378 UK stores. Website Address: www.tesco.com
For the year ended 23rd February 2013, Tesco Stores Limited reported a turnover of £42.66bn, a pre-tax profit of £921,000,000, shareholders' funds of £3.255bn and a net worth of £3.11bn. (Source: riskdisk.com 06.11.2014.)
(2) Floor areas provided by Vendor. Not inspected by Allsop LLP.

Total £55,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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