

## Southport

### Unit 1 29/33 Tulketh Street PR8 1AG

- **Freehold Shop Investment**
- Let to Cooltrader Ltd (a subsidiary of Iceland Foods Group Ltd)
- Rent rises to £45,200 pa in 2015
- Current Rent Reserved

**£40,000 pa**  
**Fixed increase in 2015**  
**to £45,200 pa**



#### Tenure

Freehold.

#### Location

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter.

The property is situated in the town centre, near the junction with Chapel Street.

Occupiers close by include Millets, Barnardo's and Caffè Nero.

#### Description

The property is arranged on ground floor only to provide a regular supermarket unit, with ancillary accommodation at the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.00 m</b>	<b>(29' 7")</b>
<b>Net Frontage</b>	<b>8.10 m</b>	<b>(26' 8")</b>
<b>Shop Depth</b>	<b>31.15 m</b>	<b>(102' 4")</b>
<b>Built Depth</b>	<b>40.35 m</b>	<b>(132' 5")</b>
<b>Ground Floor Sales</b>	<b>275.5 sq m</b>	<b>(2,965 sq ft)</b>
<b>Ground Floor Ancillary</b>	<b>129.0 sq m</b>	<b>(1,389 sq ft)</b>
<b>Total</b>	<b>404.5 sq m</b>	<b>(4,354 sq ft)</b>

#### Tenancy

The entire property is at present let to COOLTRADER LTD for a term of 10 years from 28th April 2010 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for a fixed increase to £45,200 in 2015 and contains effective full repairing and insuring covenants.

#### Tenant Information

Cooltrader is ultimately owned by Iceland Foods Group Ltd.

No. of Branches: 50 stores in the North of England and Wales founded in 2001 by Malcolm Walker of Iceland Frozen Foods.

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

For the year ended 27th March 2010, Cooltrader Ltd reported a turnover of £44.491m, a pre-tax profit of £466,000 and a negative net worth of £600,000. (Source: riskdisk.com 21.01.2011)

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 40 Southport**.



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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