

Coleford

Nisa Extra

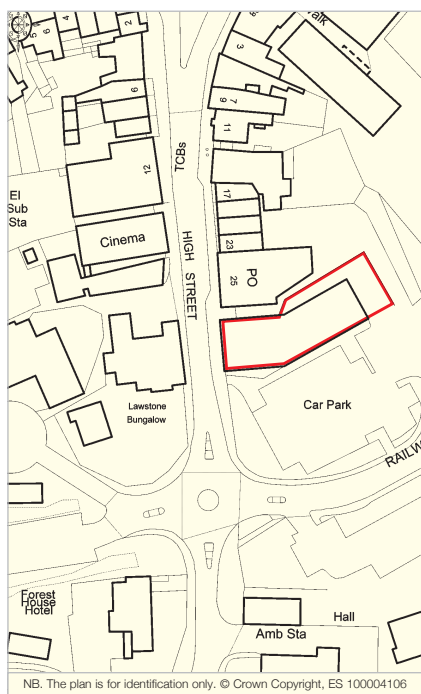
27 High Street

Gloucestershire

GL16 8HA

- **Freehold Supermarket Investment**
- Let to Somerfield Stores Ltd until 2036 (No breaks)
- Guaranteed by Co-Operative Group Food Limited
- Fixed Annual Uplifts to 2.25% per annum
- Fixed Rental Uplift to £97,296.50 pa in September 2012
- Current Rent Reserved
£95,155.73 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Coleford is an attractive market town in the Forest of Dean and is located 9 miles west of Cinderford, 5 miles east of Monmouth and 20 miles west of Gloucester. The town is located to the south of the A4136, 5 miles east of the A40 dual carriageway.

The property is situated on the south-eastern side of the High Street in the heart of the town centre adjoining the town's main surface car park.

Description

The property comprises a purpose built supermarket and is arranged on ground floor only to provide ground floor sales with rear storage and staff accommodation. The property benefits from rear loading and servicing.

The property provides the following accommodation and dimensions:

Gross Frontage	17.35 m	(56' 11")
Net Frontage	11.60 m	(38' 1")
Shop Depth	30.65 m	(100' 7")
Built Depth	43.05 m	(141' 3")
Ground Floor Sales	493.5 sq m	(5,312 sq ft)
Ground Floor Storage/Staff	180.5 sq m	(1,943 sq ft)
Total	674 sq m	(7,255 sq ft)
Site Area	0.089 Hectares	(0.22 Acres)

Tenancy

The entire property is at present let to SOMERFIELD STORES LIMITED, guaranteed by Co-Operative Group Food Ltd, for a term of 30 years from 26th September 2006 at a current rent of £95,155.73 per annum, exclusive of rates. The lease provides for fixed annual uplifts of 2.25% per annum and contains full repairing and insuring covenants. We understand the property has been sub-let.

Tenant Information

In March 2009 The Co-Operative Group completed the acquisition of Somerfield plc at a cost of £1.565bn. The Co-Operative Group operates over 5,000 retail trading outlets, employs 110,000 people and has an annual turnover of £13.7bn. Since the acquisition of Somerfield Stores Ltd by The Co-Operative Group, Somerfield Stores Ltd has been converted into an Industrial and Provident Society. Website Address: www.co-operative.coop

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 31 Coleford**.

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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