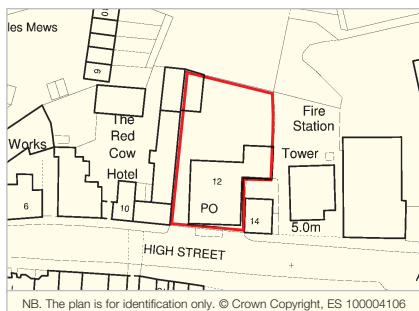
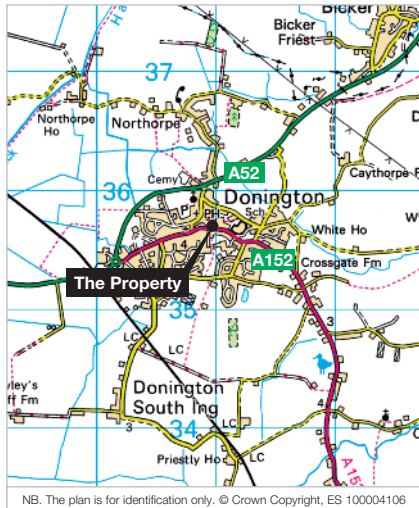


# Donington 12 High Street Spalding Lincolnshire PE11 4TA

- **Freehold Convenience Store Investment**
- Comprising 368 sq m (3,961 sq ft)
- Entirely let to Bargain Booze Ltd, on assignment from Costcutter Supermarkets Group Ltd until 2029 (no breaks)
- Site area 0.29 acres
- Main road location (A152)
- Includes large car park to rear
- Rent Review 2019
- Current Rent Reserved  
**£41,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Spalding is an attractive Lincolnshire market town located some 20 miles north of Peterborough and 29 miles west of King's Lynn. The town serves an estimated retail catchment population of some 45,000, and benefits from good road communications via the A16 and A151 trunk roads.

The village of Donington lies approximately 8 miles to the north of Spalding and south of the A52, the main link road between Grantham and Boston.

The property is well located on the north side of High Street (A152), which comprises a mixture of commercial and residential property and acts as the principal retail pitch and thoroughfare of the town. High Street also links directly with the A52 some 0.6 miles west of the property.

Occupiers in the village include Lloyds Bank and Co-op Food amongst a number of local traders.

## Description

The property occupies a site of some 0.29 acres and provides a single storey convenience store with an integral post office and a total floor area of 368 sq m (3,961 sq ft). Externally, the property benefits from a large car park/service yard to the rear.

## Tenancy

The entire property is at present let to BARGAIN BOOZE LTD, on assignment from Costcutter Supermarkets Group Ltd, for a term of 25 years from 20th February 2004 at a current rent of £41,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

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

For the year ended 26th April 2015, Bargain Booze Ltd reported a turnover of £352.8m, a pre-tax profit of £11.756m, shareholders' funds of £28.369m and a net worth of £25.804m. (Source: Experian 30.08.2016.)

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

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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