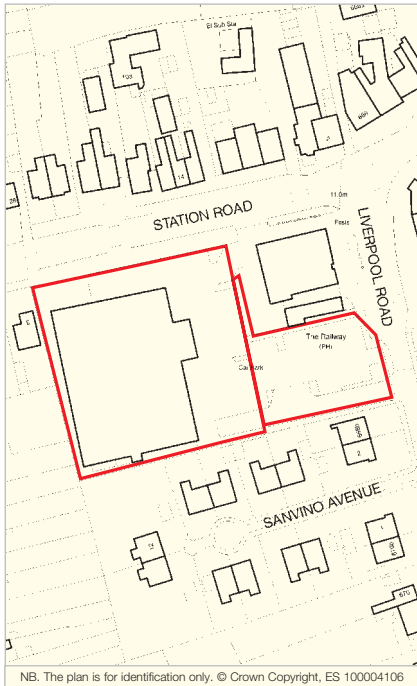


# **Southport** **The Co-Operative** **Food** **Station Road** **Ainsdale** **Merseyside** **PR8 3HR**

- **Modern 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 £296,520.23 pa in September 2012
- Current Rent Reserved  
**£289,994.89 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 at the junction of Station Road and Liverpool Road in the mixed retail and residential suburb of Ainsdale. Occupiers close by include Bank of Scotland, Labrokes, Martins, Bargain Booze and a variety of local traders.

**Description**  
The property comprises a modern purpose built supermarket together with a surface car park providing space for 59 vehicles.  
The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>49.3 m</b>	<b>(161' 9")</b>
<b>Shop &amp; Built Depth</b>	<b>35.8 m</b>	<b>(117' 5")</b>
<b>Ground Floor Main Store/Ancillary</b>	<b>1,422.65 sq m</b>	<b>(15,314 sq ft)</b>
<b>Ground Floor Store (unused)</b>	<b>343.05 sq m</b>	<b>(3,693 sq ft)</b>
<b>Total</b>	<b>1,765.7 sq m</b>	<b>(19,007 sq ft)</b>
<b>Site Area</b>	<b>0.23 Hectares</b>	<b>(0.57 Acres)</b>

## **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 £289,994.89 per annum, exclusive of rates. The lease provides for fixed annual uplifts of 2.25% per annum and contains full repairing and insuring covenants.

## **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](http://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](http://www.allstop.co.uk)

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lot 117 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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