



Tenure

Freehold.

Location

Buxton is an attractive spa town with a population of some 22,000. The town is situated 21 miles south-east of Manchester and 11 miles east of Macclesfield in the Peak District National Park. The property is located on the eastern side of Scarsdale Place, to the north of High Street. Occupiers close by include Betfred, Sainsbury's Local, The Post Office and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor convenience store with ancillary accommodation to the rear. The upper floors comprise two self-contained flats which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Commercial EPC Ratings 71 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
No. 11 Ground Floor	Martin McColl Limited (1)	Ground Floor 192.20 sq m (2,069 sq ft)	16.5 years from 10.11.2017 Fixed rental increases of 2% per annum compounded on 10.05.2019 and every 5th year thereafter FR & I	£25,000 p.a. (2) (rising to £25,755 p.a. in 2019, £28,435 p.a. in 2024 and £31,395 p.a. in 2029)	Rent Review 2024
Nos. 11A & 11B First and Second Floors	Individual(s)	Two Flats	Each 99 years from 2009	Each £150 p.a. (doubling every 33 years)	Reversions from 2108

(1) No. of Branches: 1,650+ managed convenience stores. Website Address: www.mccolls.co.uk
For the year ended 27th November 2016, Martin McColl Ltd reported a turnover of £518.736m, a pre-tax profit of £25.631m, shareholders' funds of £160.391m and a net worth of £111.606m. (Source: Experian 22.02.2018.)
(2) The Vendor will top up the rent to £25,755 per annum from completion until 9th May 2019 by way of a reduction in the purchase price.

Total £26,055 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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Buxton

11 Scarsdale Place Derbyshire SK17 6EF

- **Freehold Convenience Store and Residential Ground Rent Investment**
- Convenience store let to Martin McColl Limited until 2034 (no breaks)
- Fixed rental increases in 2024 and 2029
- Well located in town centre
- Total Current Rents Reserved
£26,055 pa⁽²⁾
rising to £31,695 pa in 2029

**SIX WEEK COMPLETION
AVAILABLE**

