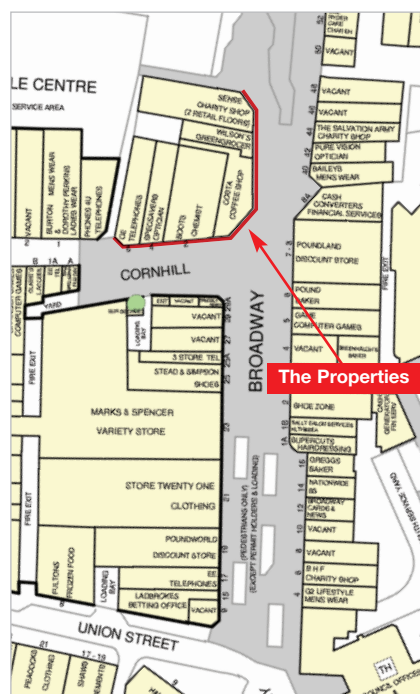


Accrington 1, 2 & 3 Broadway and 4A, 4B & 5 Cornhill Lancashire BB5 1EX

- Virtual Freehold Town Centre Shop Investments
- To be offered as Individual Lots
- Tenants include Costa, Boots, Specsavers, Telefonica 02 and MIND
- Rent Reviews from 2013 and Reversions from 2017
- Total Current Gross Rents Reserved
£309,950 pa

**RESERVES NOT TO EXCEED
(UNLESS SOLD PRIOR TO AUCTION)**

Lot	Reserve	Gross Initial Yield
89	£300,000	18.28%
90	£100,000	20.85%
91	£250,000	17.78%
92	£250,000	17.60%
93	£700,000	14.74%
94	£350,000	11.95%



Lot 93

Tenure

Leasehold. Lots 89-92 (INC) and 94: Each lot will be held under the terms of a lease to be granted upon completion for a term of 800 years, each at a fixed ground rent of £150 per annum. For Lot 93, please see Special Conditions of Sale.

Location

Accrington is situated some 5 miles east of Blackburn and 6 miles west of Burnley. The town benefits from excellent road communications with the M65 motorway passing to the north of the town. The properties are situated in a very prominent position in the heart of the town centre fronting both the pedestrianised Broadway and Cornhill which is the main entrance to Accrington Arndale Centre, the town's principal shopping centre. Many multiple retailers are represented in the immediate vicinity including Marks & Spencer, Burtons/Dorothy Perkins, Poundland, Game etc.



Lot 94

Description

The properties are arranged on ground and one upper floor to provide six retail units, two fronting Broadway, three fronting Cornhill and one (Costa) with frontages to both. All the units have either storage or in the case of the Sense unit, further sales area at first floor. All the units have the benefit of rear access to a surfaced area for loading.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings between 58 & 88 Bands C & D (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
89	Units 1 & 2 Broadway	Sense The National Deaf, Blind Rubella Association	Gross Frontage 12.01 m (39' 4") Net Frontage 6.27 m (20' 7") Play 3.67 m (12' 1") Shop Depth 24.70 m (81') Built Depth 30.06 m (98' 7") First Floor Sales	15 years from 25.06.2007 Rent review every 5th year Break clause 25.06.2012 not operated FR & I by way of Service Charge	£55,000 p.a.	Rent Review 2017
90	Unit 3 Broadway	S & A Wilson	Gross Frontage 6.42 m (21' 1") Net Frontage 5.64 m (18' 6") Shop Depth 18.29 m (60' 0") Built Depth 19.49 m (63' 11") First Floor Ancillary	16 years from 05.06.2001 expiring 23.06.2017 Rent review 23.06.2017 FR & I by way of Service Charge	£21,000 p.a.	Reversion and Rent Review 2017
91	Unit 4A Cornhill	Telefonica 02 UK Ltd	Gross Frontage 7.13 m (23' 4") Net Frontage 4.81 m (15' 9") Shop & Built Depth (Max) 26.62 m (87' 3") First Floor Ancillary 102.80 sq m (1,105 sq ft)	25 years from 10.09.1993 Rent review every 5th year FR & I by way of Service Charge	£44,600 p.a.	Rent Review 2013
92	Unit 4B Cornhill	Specsavers Optical Stores Ltd	Gross Frontage 5.78 m (18' 11") Net Frontage 5.35 m (17' 6") Shop & Built Depth (Average) 25.27 m (82' 10") First Floor Ancillary 104.25 sq m (1,122 sq ft)	25 years from 24.06.1992 Rent review every 5th year FR & I by way of Service Charge	£44,150 p.a.	Reversion and Rent Review 2017
93	Unit 5 Cornhill	Boots UK Ltd	Gross Frontage 13.31 m (43' 8") Net Frontage 11.18 m (36' 8") Shop & Built Depth (Average) 22.44 m (73' 7") First Floor Ancillary 213.19 sq m (2,295 sq ft)	25 years from 01.07.1992 Rent review every 5th year FR & I by way of Service Charge	£103,200 p.a.	Reversion 2017
94	Unit 6 Cornhill	Costa Ltd	Gross Frontage 25.10 m (82' 4") Net Frontage (Cornhill) 4.36 m (14' 4") Play 7.88 m (25' 10") Net Frontage (Broadway) 10.94 m (35' 10") Built Depth (Max) (Cornhill) 20.56 m (67' 5") Shop & Built Depth (Max) (Broadway) 9.27 m (30' 5")	10 years from 23.03.2011 Rent review and lessee's option to break at the 5th year (1) FR & I by way of Service Charge	£42,000 p.a. (2)	Rent Review 2016 (1)

(2) Rent rises by £1,000 p.a. every year from 23rd March 2014 until 2016.

Total £309,950 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

Seller's Solicitor Mrs E Colville, Shepherd and Wedderburn. Tel: 0207 429 4900 Fax: 0207 329 5939 e-mail: elaine.colville@shepward.co.uk



Lots 89 & 90



Lots 91, 92 & 93