

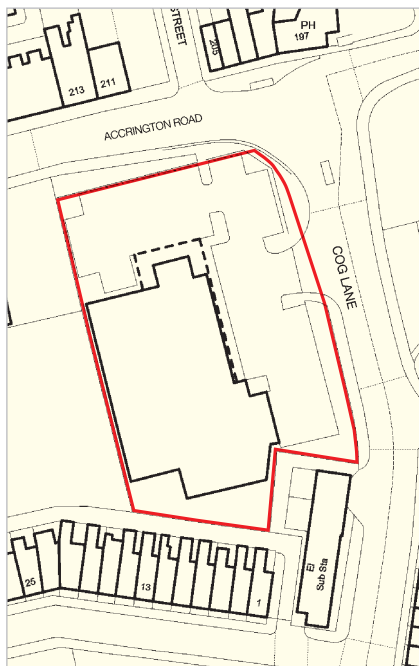
Burnley
200 Accrington Road
Lancashire
BB11 5ES

- **Freehold Supermarket Investment**
- To be let to Farmfoods Limited on a new 20 year lease – no breaks
- Modern supermarket of 13,155 sq ft with 47 car spaces on 0.9 acres
- Prominent location adjacent to Travis Perkins
- Rent Review 2019
- Current Rent Reserved
£100,000 pa

On the Instructions of



COMPLETION 24.01.2014



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Tenure
 Freehold.

Location
 Burnley, with a population of some 91,000, is a busy market town situated 25 miles north of Manchester and 37 miles west of Leeds. The town enjoys good road access being adjacent to the M65 (Junctions 10 and 11) which in turn link to the M6/M61 Motorways. The property is situated on the edge of a large residential area in a prominent position alongside Travis Perkins. Other occupiers close by include the Moorhouse Brewers Visitor and Conference Centre, a Texaco Garage along with several car sales forecourts.

Description
 The property is arranged on ground floor only to provide a purpose built supermarket with warehouse to the rear. The site comprises 0.903 acres (0.365 hectares) in all and provides 47 car spaces.

The property provides the following accommodation and dimensions:

Ground Floor
 – Supermarket and Store 1,222.1 sq m (13,155 sq ft)

NB. GIA Areas provided by Vendor

Tenancy

The entire property will be let to FARMFOODS LIMITED for a term of 20 years from completion at a commencing rent of £100,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 320 nationwide.
 Website Address: www.farmfoods.co.uk
 For the year ended 29th December 2012, Farmfoods Limited reported a turnover of £569.329m, a pre-tax profit of £27.009m, shareholders' funds of £70.666m and a net worth of £69.736m. (Source: riskdisk.com 30.10.2013.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 35 Band B (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

