



Attractive Supermarket Investment

Let to Tesco Stores Ltd

New 10 year extension until 4th October 2034

Rent: £67,700 pa

FRI lease on whole building

Offers over £950,000 are invited

Location

Largs is located within the North Ayrshire region and has a population of 11,000 persons. The town lies 15 miles south of Greenock, 20 miles north of Irvine and 33 miles to the west of Glasgow.

The property is situated on the east side of Aitken Street, close to its junction with Main Street in a highly visible position within the town. The area is characterised by a mixture of residential and commercial units with the main ferry port, town car park and train station in close proximity. Nearby occupiers include Superdrug, Card Factory, Halliday Pharmacy, Opticare and William Hill.

Accommodation

The premises comprise a 3-storey building with a large open plan retailing space at ground floor fitted out to Tesco's high-quality specification. The upper floors are used as storage, staff accommodation and general back of house.

The premises extend to the following approximate areas:

Ground Floor: 5,196 sq ft / 482.74 sqm

First Floor: 5,015 sq ft / 465.93 sqm

Second Floor 1,028 sq ft / 95.52 sqm

Tenancy

Let to Tesco Stores Ltd with a new 10 year extension agreed until 4th October 2034 on a FRI lease with no tenant break options. The passing rent is £67,700pa with a rent review on the 5th October 2029 to OMV.

Price

Offers in excess of £950,000 are invited. A purchase at this level would reflect an attractive net yield of 6.75%.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

For Sale

6 Aitken Street
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Viewing strictly by appointment with BRITTON PROPERTY

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