



All enquiries Ref: Callum Glenn or Chris Glenn



- **Mixed Retail and Residential Investment**
- **Ground Floor Let Sainsbury's Supermarkets Ltd**
- **Eleven Flats – Four Sold and Five Let on AST's plus 2 vacant**
- **Total rent reserved £171,175 pa plus 2 vacant flats**

Commercial element:

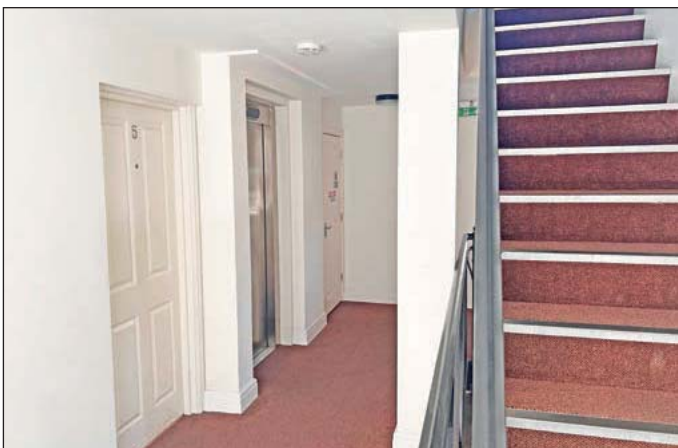
The ground floor is let to Sainsbury's Supermarkets Limited for 10 years from 01/02/2025 on effective full repairing and insuring terms at a current rent of £66,375 per annum with an Index Linked rent review 01/02/2030 subject to a cap and collar.

Residential element:

Four of the eleven flats have been sold on long leases (see note) the remaining seven flats, five of which are all let on AST's with a number of long-standing tenants and two are vacant. These flats comprise two x 1 bed flats and five x 2 bed flats, The investment provides opportunities to create added value through management, break up value through sales of the remaining seven flats whilst the building occupies a prominent location remaining in high demand for both residential sales and lettings.

Total rent reserved:

£171,175 plus two vacant flats



Accommodation Schedule:

Property	Accommodation	EPC Data	Council Tax	Tenancy/ Lease Details	Current Rent/ Ground Rent PA
Ground Floor Retail	Retail Area 209.8 sq m. (2,258 sq ft) Four Storage Areas 46.2 sq m. (498 sq ft) Staff Room 6.8 sq m. (73 sq ft) TOTAL 282.8 sq m. (2,829 sq ft)			Let to Sainsbury's Supermarkets Ltd (Co no. 3261722) for 10 years from 01/02/2025 on effective full repairing and insuring terms at a current rent of £66,375 per annum with an Index Linked rent review 01/02/2030 subject to a cap and collar.	£66,375
Flat 1	Self-Contained 1 st Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	N/A	C	Sold on a lease for a term of 117 years from 01/08/2014	£250 (ground rent)
Flat 2	Self-Contained 1 st Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	N/A	C	Sold on a lease for a term of 117 years from 04/07/2014	£250 (ground rent)
Flat 3	Self-Contained 2 nd Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	N/A	C	Sold on a lease for a term of 117 years from 07/04/2014	£250 (ground rent)
Flat 4	Self-Contained 2 nd Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	N/A	C	Sold on a lease for a term of 117 years from 07/04/2014	£250 (ground rent)
Flat 5	Self-Contained 1 st Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	C 64 sq.m	C	Let on an assured shorthold tenancy since 3 rd May 2008 (holding over) at a current rent of £1,700 pcm.	£20,400
Flat 6	Self-Contained 1 st Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	C 55 sq.m	C	Let on an assured shorthold tenancy since 8 th April 2015 (holding over) at a current rent of £1,900 pcm.	£22,800
Flat 7	Self-Contained 2 nd Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	B 64 sq.m	C	Let on an assured shorthold tenancy since 27 th March 2019 (holding over) at a current rent of £1,800 pcm.	£21,600
Flat 8	Self-Contained 2 nd Floor Flat Comprising: Two Bedrooms, Two Bathrooms, Reception Room, Kitchen.	C 58 sq.m	C	VACANT	VACANT
Flat 9	Self-Contained 3 rd Floor Flat Comprising: One Bedroom, Bathroom, Open Plan Reception Room/ Kitchen.	C 45 sq.m	C	Let on an assured shorthold tenancy since 5 th March 2026 at a current rent of £1,600 pcm.	£19,200
Flat 10	Self-Contained Flat Comprising: Two Bedrooms, Bathroom, Reception Room, Kitchen.	C 55 sq.m	C	VACANT	VACANT
Flat 11	Self-Contained 1 st /2 nd Floor Flat Comprising: One Bedroom, Bathroom, Open Plan Reception Room/ Kitchen.	C 63 sq.m	C	Let on an assured shorthold tenancy since 13 th October 2025 at a current rent of £1,650 pcm.	£19,800



Flat 10



Flat 10