



Retail Investment

For Sale

OIEO £750,000

*Let to Co-operative
Group Food Limited*

Retail Shop

Arranged over ground floor only and providing the following approximate net internal floor area:

Ground Floor

3,837 sq. ft
(356.51 sq. m.)

Lease

FRI lease until 10 May 2030.
Next rent review 11 May 2025, based changes in the CPI

Rent

£58,820 per annum

2B Academy Street Hurlford East Ayrshire KA1 5BU

Occupied & Trading as a Co-op Convenience Store since 2015

Highlights

- Well let heritable retail investment
- Unexpired term of over 9 years (no breaks)
- Upward only rent review in May 2025
- Offers invited over £750,000 invited, reflecting a net initial yield of 7.45% after allowing for purchaser's costs
- No VAT payable

Key Information

Location

- Town Centre
- Good catchment
- Limited local competition

Connectivity

75m south of the A71
Riccarton Road/
Galston Road

Tenure

Heritable Title (Scottish
equivalent of freehold)

Rateable Value

Shop - RV £24,500

EPC

Available on request

Tenant Covenant

Co-operative Group
Food Limited

UK's fifth biggest food
retailer with more than
2,800 stores

Accounting period
ended 4/1/2020 -

Revenue £7,507.9
million

Profit £204.9 million

Net Assets £1,880.4
million

VAT

VAT is not payable on
the purchase price

Further Information

For further information
please contact the sole
selling agents:



Source: Edozo Limited



Contacts

Paul Shiells
Director
+44 7831 640777
Paul.Shiells@colliers.com

Colliers
2 West Nile Street
Glasgow
G2 1RW
+44 141 226 1000

Colliers.com

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. March 2021

Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.