

**19 YEARS UNEXPIRED TO
MARTIN McCOLL WITHOUT BREAKS**



SITUATION

Located on the main A92 serving the surrounding residential village and being 6 miles north of Montrose. The coastal town of St Cyrus is located 35 miles south of Aberdeen and benefits from good road links via the A90.

PROPERTY

Comprising a **Ground Floor Convenience Store** with separate access to a **Self-Contained Bungalow with rear garden**. In addition, the property benefits from customer parking at the front. **The store also includes a sub Post-Office.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'4"
Internal Width	19'4" (max)
Shop Depth	39'2"
Built Depth	57'8"
Sales Area	Approx 725 sq ft
Post Office/Store Area	Approx 275 sq ft
Total Area	Approx 1,000 sq ft

WC

Bungalow

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FEUHOLD (Scottish equivalent to English Freehold)

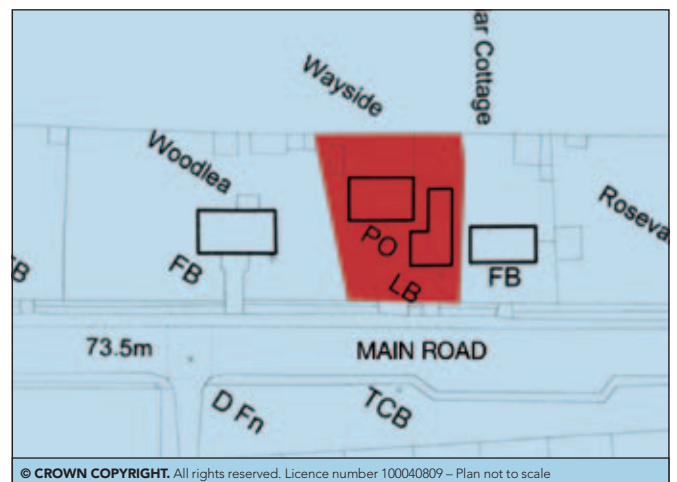
£19,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd (having approx. 1,300 branches) (T/O for Y/E 25/11/12 £409.1m, Pre-Tax Profit £19.7m and Net Worth £115.9m)** for a term of 20 years from 18th October 2012 at a current rent of **£19,000 per annum** exclusive.

Rent Reviews 18th October 2017, 2022 and 2027 at 2% compounded. Therefore the first increase in 2017 will be to £20,977.52 p.a. and in 2022 to £23,160.86 p.a.



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale



JOINT AUCTIONEER
Savoy Stewart – Tel: 020 7495 3666
Ref: M. Braier Esq. – Email: mb@savoystewart.co.uk

VENDOR'S SOLICITORS
Leslie Wolfson & Co - Tel: 0141 226 4499
Ref: N. Taylor, Esq - Email: nt@lesliewolfson.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts