

**REFERENCE:** 6015 - Giant Booker Ltd, Carlisle



### Freehold Retail Investment Let to Giant Booker Limited– Carlisle

**ADDRESS:** Booker Cash & Carry, Marconi Road, Burgh Road Industrial Estate, Carlisle, Cumbria CA2 7NA

- Freehold Cash & Carry Warehouse Investment
- Let to Giant Booker Ltd with guarantee from Giant Bidco Ltd
- Fixed minimum reviews

- Site area 1.78 acres.
- SPV Available.

Giant Booker Ltd : Pre-tax Profit : £15.9m, Net assets: £212.3m

#### LOCATION

Estimated District Population : 104,000  
Miles : 19 miles north of Penrith  
38 miles west of Hexham.

Roads : A595,A596,A689,A6,A69,M6  
Rail : London Euston

#### SITUATION

The property is located in an established industrial location on the Burgh Road Industrial Estate approximately 2 miles north – west of the city centre.

Near by: Citroen, Cumbrian Building Supplies, and Calders Foods.

#### DESCRIPTION

Cash and Carry warehouse arranged on the ground floor only, on a site of about 0.72 hectares-1.78 ACRES.

**ACCOMMODATION:** Ground floor (Warehouse / Ancillary) – 28,555 Sq ft.

#### TENANCY

Let to Giant Booker Ltd, formerly Booker plc, guaranteed by Giant Bidco Ltd, for a term of 25 years from 28th February 2005 until 2030 on a full repairing and insuring lease at a current rent of £74149 p.a. There is a tenant only option to determine the lease on 28th February 2025. The vendor will guarantee a rent of £83893 p.a. on completion.

#### REVIEWS:

The rent is reviewed on a 5 yearly basis to the greater of either the Open Market Rental Value or the current rent reserved per annum with compounded increases of 2.5% per annum. Therefore, minimum rental increases are as follows: February 2015 to £83,893 pax; February 2020 to £94,917 pax; and February 2025 to £107,390 pax.

**RENT:** £83,893 per annum - made up by vendor on completion

**TENURE:** Freehold

**VAT IS:** Applicable

**PRICE:** Offers in excess of £1,255, 000 – Net 6.70%

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