



**FOR SALE**



**A Freehold Retail Investment Opportunity Let To National Covenant**

**76 High St, Bidford-on-Avon, Alcester B50 4AD**

**OFFERS IN EXCESS OF:**

**£275,000**

## KEY FEATURES

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Sought after Warwickshire village location

Prominent corner High Street location

Let to One Stop Community Stores Limited (wholly owned by Tesco Plc)

Let on a ten year lease expiring 18<sup>th</sup> March 2031

Passing rent - £17,000 per annum

Rent review due 19/3/2026

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Offers in excess of £275,000



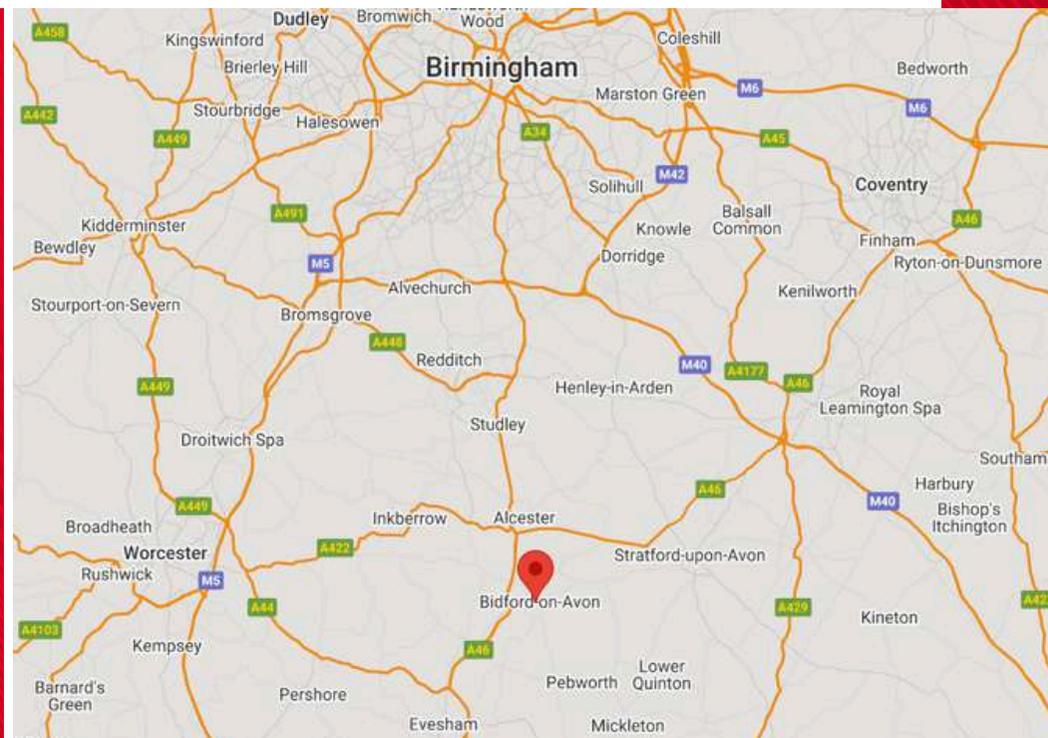
## LOCATION

The property occupies a prominent corner position at the junction of High Street and Honeybourne Road, in much sought after Bidford-on-Avon.

Bidford is a thriving village on the banks of the River Avon with several pubs, cafes, shops and restaurants.

Situated just seven miles away is Stratford-upon-Avon providing fine shopping, cultural, sporting and recreational facilities including the Royal Shakespeare Theatres, Shakespeare's birthplace and National Hunt Race Course.

The village lies within close reach of other centres including Broadway and the North Cotswold Hills, Evesham, Worcester, Birmingham and Warwick/Leamington Spa, whilst there are train services to London from Honeybourne Station, five miles away.



## DESCRIPTION

The property comprises a large open plan convenience store, let to One Stop Stores Limited and fitted out to the usual corporate style. The single storey property extends to 1,821 sq. ft. (169.29 sq m) and incorporates a large trading area with ancillary & staff facilities beyond. There is rear access for deliveries accessed via Honeybourne Road.

## TENANCY

The entire property is let to One Stop Community Stores Limited (wholly owned by Tesco Plc) for a term of ten year from 18/3/2021, expiring 18/3/2031. There is a rent review at 19/3/2026 and the passing rent is £17,000 per annum.



## TENANT PROFILE

One Stop Community Stores Ltd are wholly owned by Tesco plc. and is one of the country's leading convenience retail brands and is a wholly owned subsidiary of Tesco PLC. They trade from over 1,000 stores around the country employing over 10,000 staff. One Stop Stores Limited has an annual turnover in excess of £1bn and Shareholders funds of £263m.

## TENURE

Freehold, subject to the existing tenancies

## EPC

Available upon request.

## PRICE

Offers in excess of £275,000 is sought for the Freehold interest, subject to the existing tenancy.

## VAT

We are advised that VAT is not applicable.

## BUSINESS RATES

Current rateable value (1 April 2023 to present) - £13,750

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



# CONTACTS

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