



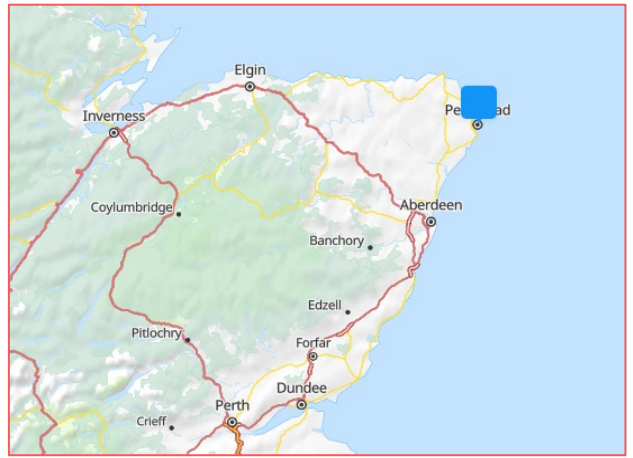
## FOR SALE

## RETAIL INVESTMENT LET TO SUPERDRUG STORES PLC

73 MARISCHAL STREET, PETERHEAD, AB24 1PR

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- Located in heart of Peterhead Town Centre
- 100% prime pitch
- Tenant been in occupation for c 20 years
- 5-year lease extension subject to tenant only break on 3<sup>rd</sup> anniversary
- Rebased rent of £25,000 per annum
- Subjects are elected for VAT, however, anticipated to be treated by way of TOGC
- **Offers over £245,000 = 9.99% NIY**



## LOCATION

Peterhead is situated 32 miles north of Aberdeen with a population of approximately 19,000 persons situated on the A92 that connects with Fraserburgh.

The property is situated within the prime section of Marischal Street with neighbouring occupiers including W H Smith, Brewdog, Clintons as well as several local retailers.

## TENANCY INFORMATION

<b>Tenant</b>	Superdrug Stores PLC (Reg No. 00807043)
<b>Repairing Obligation</b>	Full repairing and insuring.  No schedule of condition
<b>Rent</b>	Rebased rent of £25,000 per annum payable quarterly in advance.  This equates to an ITZA rate of £15.02/sq ft  No rent review
<b>Expiry</b>	15 August 2028  There is a tenant only break option as at 15 <sup>th</sup> August 2026 exercisable upon providing no less than 6 months prior written notice.  Tenant has been in occupation for c20 years

## DESCRIPTION

Prominent corner retail premises arranged over ground, first and basement levels.

Internally the subjects are very well fitted in the tenants usual corporate style.

The first floor and basement levels provide ideal ancillary and storage space.

## ABOUT SUPERDRUG STORES PLC

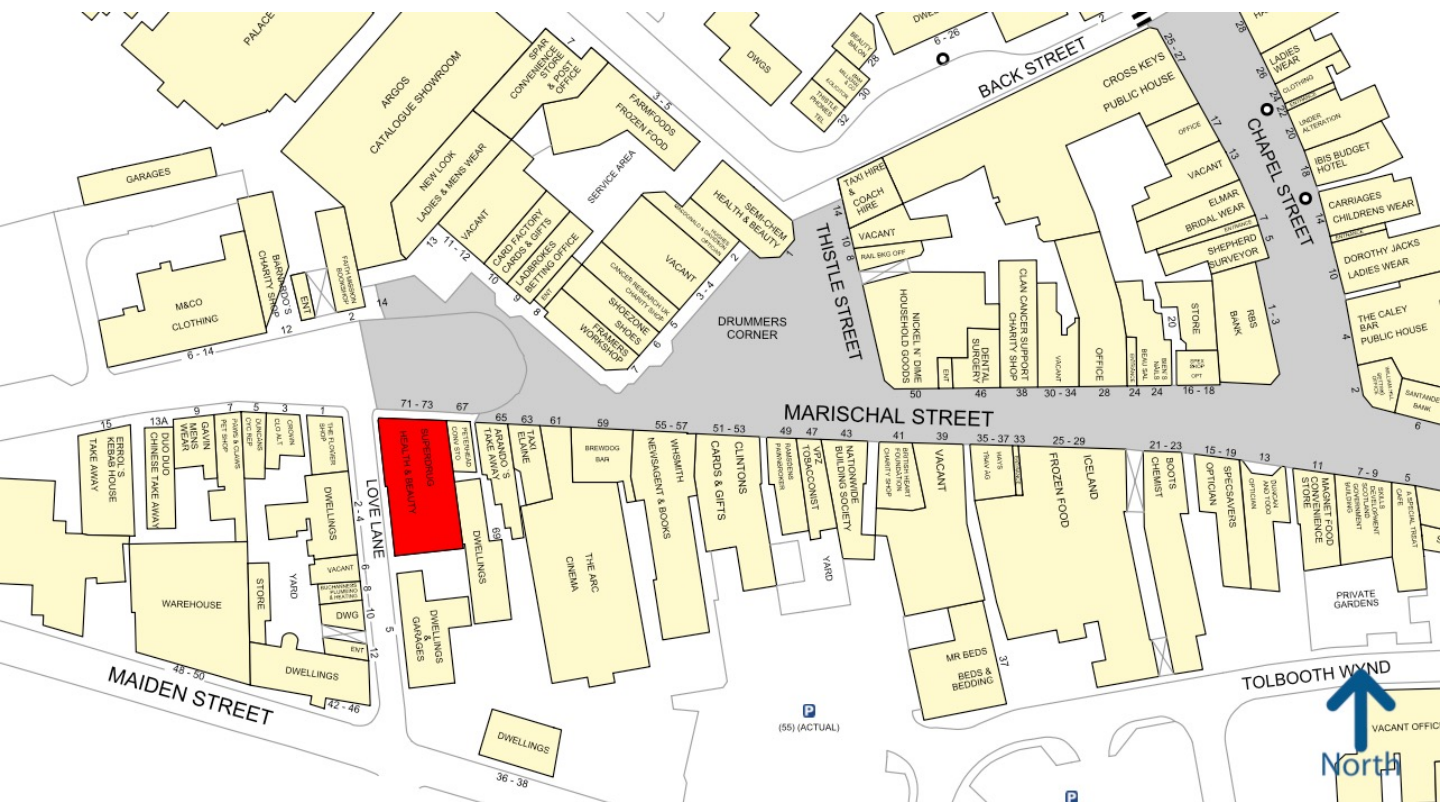
Superdrug are part of A.S Watson Group, trading from over 800 stores across the UK and Ireland and are the UK's second largest health and beauty retailer.

The retailer is planning a further 25 new stores for 2023 and have been a long-standing tenant of the subject property having originally taken occupation in 2003.

Superdrug Stores PLC have reported the following financial results;

A copy of the lease is available to seriously interested parties.

	2022	2021 (Covid)
Turnover	£1.167 Billion	£1.111 Billion
Pre-Tax Profits	£45.282 Million	£18.763 Million



## ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	272.22	2,984
First Floor	74.32	800
Basement	11.71	126
<b>TOTAL</b>	<b>363.25</b>	<b>3,910</b>

The reduced floor area (ITZA) is 1,664 sq ft.

## VAT

The subjects are elected for VAT however it is anticipated that a sale will be by way of a TOGC.

## EPC

Available on request.

## ASKING TERMS

**Offers over £245,000** are invited for our client's heritable interest with the benefit of the existing lease.

A purchase at this level reflects a NIY of 9.99% after purchasers costs.

## VIEWINGS & FURTHER INFORMATION

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