

Ground Rent Investment

ALDI, 64 NOTTINGHAM ROAD, BINGHAM, NOTTINGHAMSHIRE, NG13 8AW

For Sale



KEY HIGHLIGHTS

- Freehold ground rent investment
- Let to **Aldi Stores Limited**
- Long unexpired lease term until **August 2140**
- 5-Yearly upward-only rent reviews, indexed to RPI
- Current rent of **£87,605 per annum (exclusive)**, effective August 2025
- Modern purpose-built supermarket with car parking
- **EPC rating: A**
- **£1,436,000 (One Million, Four Hundred and Thirty Six Thousand Pounds)**, subject to contract, representing a Net Initial Yield of **5.75%**, net of acquisition costs of 5.77%



LOCATION

The property is 8 miles east of Nottingham City Centre. The town benefits from strong commuter links, a growing residential population and convenient access to the wider East Midlands. Rail services are available via Bingham station with onward connections to London's King's Cross.

SITUATION

The property occupies a prominent position on Nottingham Road, a principal route through Bingham, at its junction with Harvest Close. The store is situated within a predominantly residential catchment, some 4,408 households.

The site benefits from good visibility, ease of access and dedicated on-site parking.

The neighbouring overflow car park is in the ownership Aldi Stores Limited.



DESCRIPTION

This purpose-built Aldi supermarket offers approximately 18,317 sq ft (1,701.70 sq m) of efficient trading space on a well-configured 0.93 acre (0.38 hectare) site, complemented by a 30 space customer car park.

Constructed to Aldi's modern specification.

TENANCY

The supermarket is let to Aldi Stores Limited on a 125 year lease from 7 August 2015, with 5 yearly RPI-linked increases between 1% and 2.5% per annum compounded.

The lease provides for a Tenant Option to Determine on 7 August 2035 and every 5th year thereafter, subject to serving 12 months written notice. The lease contains a reinstatement provision.

COVENANT

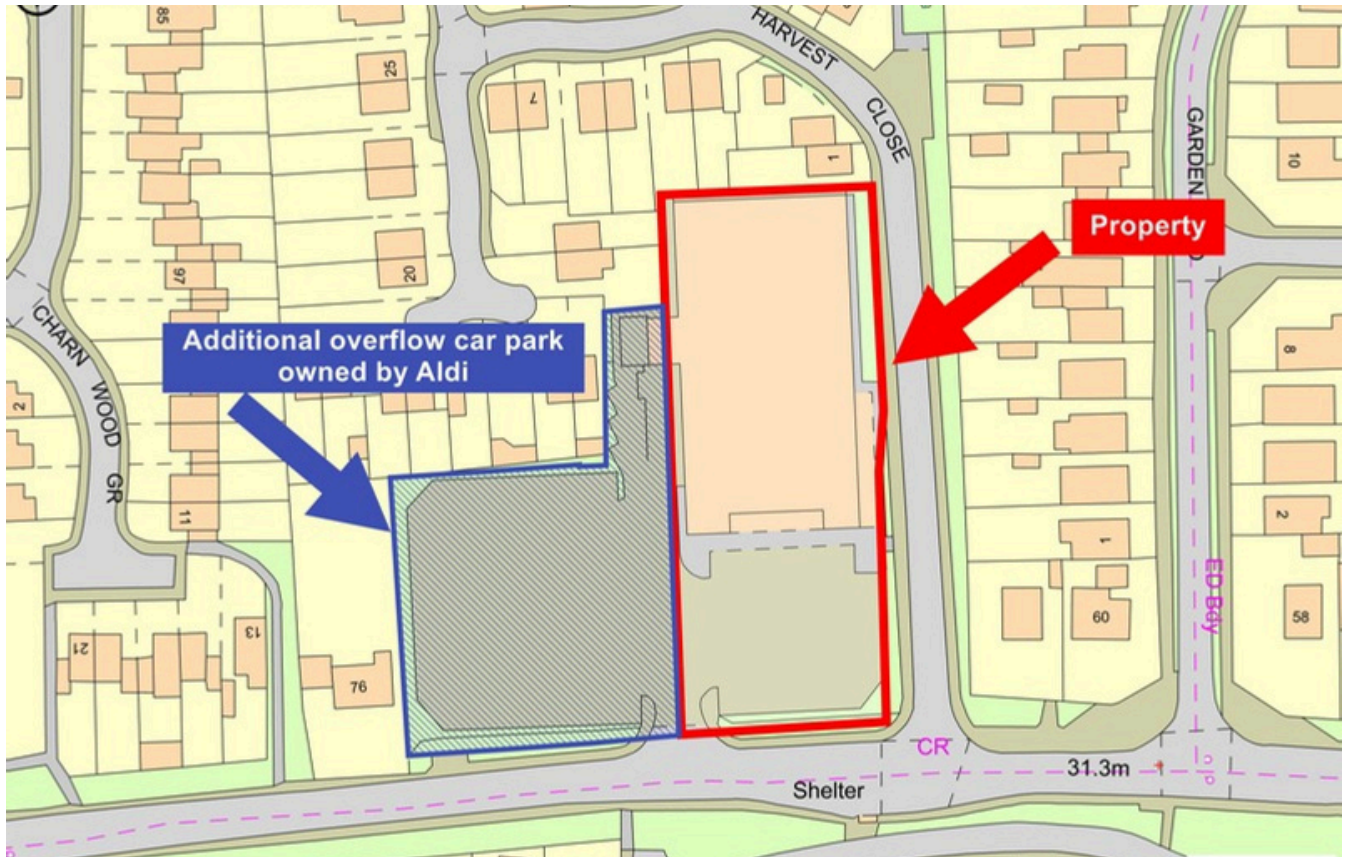
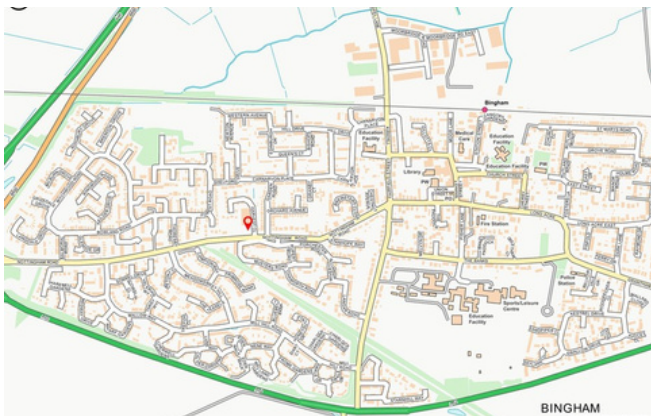
Dunn & Bradstreet have assigned Aldi Stores Limited, a rating of 5A2, which reflects minimum financial risk.

For the year ending December 2024 Aldi Stores Limited reported the following:

Sales Revenue £18,124,879,000

Profit Before Taxes £416,228,000

Tangible Net Worth £3,589,498,000



ALDI Foodstore

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PROPOSAL

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MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations, any purchaser will be required to supply full proof of identity, address and funding prior to solicitors being instructed. All appropriate checks must be completed to Savills' satisfaction before a sale can be progressed.

VAT

VAT is not applicable to this property.

VIEWING

Viewings are strictly by appointment through Savills as the sole agent. Interested parties should arrange viewings in advance to ensure appropriate access can be coordinated with the occupier.

CONTACT

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