

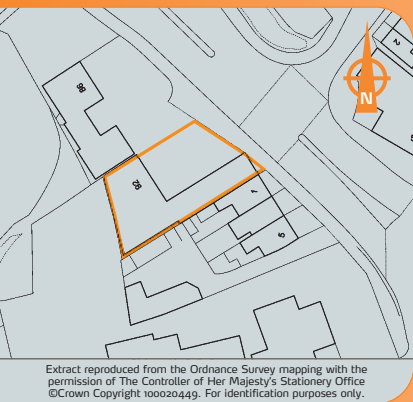
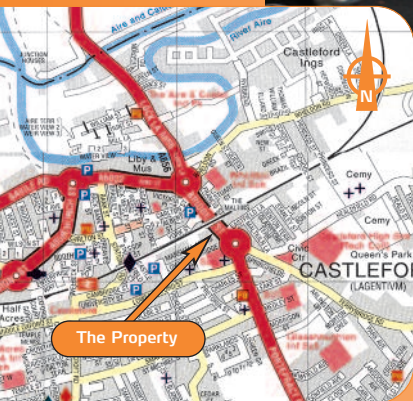
lot 29

**Kwik-Fit, 92 Bridge Street
Castleford, West Yorkshire WF10 4LA**

Rent
£21,600
per annum
exclusive
rising to a
minimum of
£25,040.32
p.a.x. in 2017

Freehold Motor Trade Investment

- Entirely let to Kwik-Fit (GB) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2032
- Located on the busy Bridge Street (A656) less than 200 metres from Castleford town centre
- Minimum fixed rental uplift in 2017
- Six Week Completion



Location

Miles: 8 miles north-east of Wakefield
11 miles south-east of Leeds
Roads: A656, M62 (Junction 32), M1 (Junction 42)
Rail: Castleford Rail
Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent position on the southern side of Bridge Street (A656) providing direct access to the M62 Motorway (Junction 32). Castleford's primary retailing thoroughfare on Carlton Street lies less than 220 metres to the north.

Description

The property comprises a ground floor tyre depot with reception area and storage and staff accommodation. The property also benefits from a forecourt with car parking spaces for approximately 7 cars, 5 roller shutter doors and an approximate site area of 0.06 hectares (0.16 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Motor Trade	334 sq m (3,595 sq ft)	KWIK-FIT (GB) LIMITED (1) guaranteed by Kwik-Fit Holdings Limited (2)	25 years from 20/03/2007 until 19/03/2032	£21,600	20/03/2017 and 20/03/2022 (3)
Totals		334 sq m (3,595 sq ft)			£21,600 rising to a minimum of £25,040.32 (3)	

- (1) Kwik-Fit are experts in automotive repair including tyres, MoT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 Centres. (Source: www.kwik-fit.com 29/10/2013)
- (2) For the year ending 31st March 2012, Kwik-Fit Holdings Limited reported pre-tax profits of £174,094,000 and a total net worth of £11,407,000. (Source: www.riskdisk.com 29/10/2013)
- (3) The lease provides for the 2017 review to be calculated to the higher of the market rent or 115.9274% of the passing rent (which equates to £25,040.32 p.a.x.). The subsequent review in 2022 is to be calculated to the higher of the passing rent or the market rent.

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