

lot 17

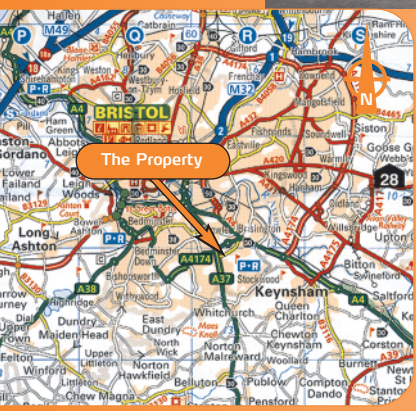
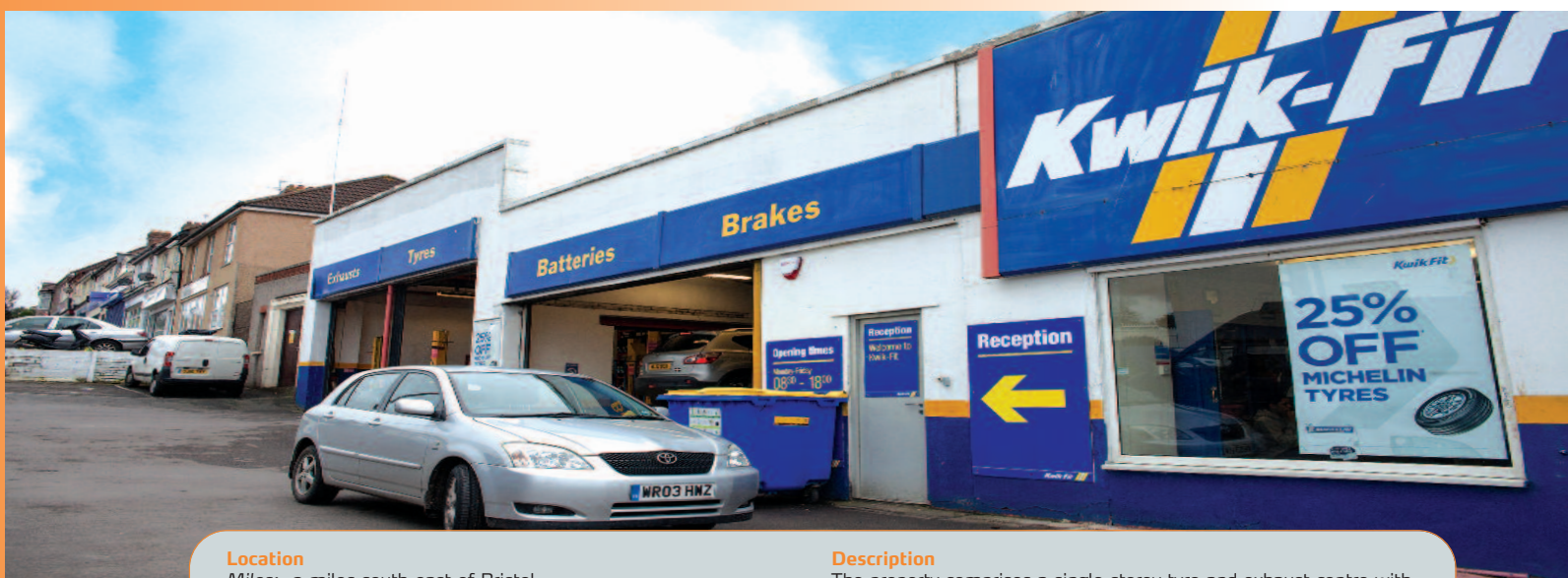
**Kwik-Fit, 503 Wells Road  
Bristol BS14 9AL**

Rent  
**£32,460**  
per annum  
exclusive  
subject to  
Note (3)

**Freehold Tyre Depot Investment**

- Entirely let to Kwik-Fit (GB) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2032
- Tenant option to extend for a further 15 years

- 17 years term certain
- Located on a busy junction of the A37, a popular Bristol Suburb



**Location**  
Miles: 3 miles south-east of Bristol  
Roads: A4, A37, A4174  
Rail: Bristol Temple Meads Railway Station  
Air: Bristol Airport

**Description**  
The property comprises a single storey tyre and exhaust centre with 4 vehicle bays. The property benefits from a site area of approximately 0.09 hectares (0.24 acres) with forecourt parking.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Situation**  
The property is prominently situated on a busy junction of the A37 and B3119 in a popular suburb some 3 miles south-east of Bristol City Centre.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre Depot	291.99 sq m (3,143 sq ft)	<b>KWIK-FIT (GB) LIMITED (1) guaranteed by Kwik-Fit Holdings Limited (2)</b>	25 years from 20/03/2007 until 19/03/2032 on a full repairing and insuring lease with tenant option to extend for a further 15 years	£32,460 (3)	20/03/2017 (3) and 20/03/2022
<b>Totals</b>		<b>291.99 sq m (3,143 sq ft)</b>			<b>£32,460 (3)</b>	

- (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 16/01/2015)
- (2) For the year ending 31st March 2014, Kwik-Fit (GB) Limited reported a turnover of £519,087,000, pre-tax profits of £28,938,000 and a net worth of £33,650,000. (Source: www.riskdisk.com 09/09/2014). For the year ending 31st March 2014, Kwik-Fit Holdings Limited reported pre-tax profits of £95,410,000 and a total net worth of £28,518,000. (Source: www.riskdisk.com 16/01/2015)
- (3) Under the terms of the lease the current rent reserved is £28,000. The lease provides for the rent to be reviewed on 20/03/2017 to the higher of open market rental value or increased by 3% per annum compounded. Therefore the rent will increase to a minimum of £32,460 per annum exclusive on 20/03/2017. The seller will pay the buyer the difference between the current rent reserved of £28,000 per annum exclusive and £32,460 per annum exclusive. Therefore the property will produce £32,460 per annum exclusive. The 2022 rent review is an upward only open market rent review.

**For further details please contact:**  
**John Mehtab**  
 Tel: +44 (0)20 7034 4855.  
 Email: john.mehtab@acuitus.co.uk

**Buyer's Legal Report Service**  
**Dentons UKMEA LLP**  
 Contact: Greg Rigby.  
 Tel: +44 (0)207 320 3968.  
 Email: greg.rigby@dentons.com  
 See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**  
**HBJ Gateley Solicitors**  
 Tel: +44 (0)131 222 9456 / (0)141 574 2445.  
 Email: carrie.armstrong@hbjgateley.com  
 alison.newton@hbjgateley.com  
 Ref: Carrie Armstrong/Alison Newton.

**Will Moore**  
 Tel: +44 (0)20 7034 4858.  
 Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)