

Lot 12, Units 39 & 40, Glenmore Business Park, Challenger Way, Yeovil, Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Somerset BA22 8XG

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Property Information

Freehold Warehouse/Industrial Investment

- Entirely let to Travis Perkins Trading Company Limited
- New 7 year lease from March 2022 (subject to option) (2)
- Approximately 7,400 sq ft
- Park recently constructed in 2022
- Popular industrial trading location
- Nearby occupiers include Volkswagen, Ford, Toyota, Land Rover, Audi, BMW, Screwfix, Halfords, Subway and KFC

Lot

12

Auction

30th March 2023

Rent

£84,000 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

40 miles south of Bristol, 47 miles north east of Exeter, 50 miles north west of Bournemouth

Roads

A37, A303, A359, M5

Rail

Yeovil Pen Mill

Air

Exeter Airport and Bristol Airport

Situation

The property is situated in Glenmore Business Park, a new development of 42 units in a landscaped setting in an established commercial area in Yeovil. The property is situated close to Yeovil town centre and within easy reach of the A37, A303 and the M5. Other occupiers on the Park include Atik Flooring Solutions, GSF Car Parts, and Atlantas Marine with other nearby occupiers include Volkswagen, Ford, Toyota, Land Rover, Audi, BMW, Screwfix, Halfords, Travis Perkins, Subway and KFC.

Tenure

Freehold.

EPC

Band B

Description

The property comprises a warehouse arranged on the ground and first floors, with 6m eaves height and two roller shutter loading doors. The tenant has the right to use 12 car parking spaces.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First (12 car parking spaces)	Warehouse Warehouse	456.25 231.70	(4,911) (2,494)	TRAVIS PERKINS TRADING COMPANY LIMITED (t/a Travis Perkins) (1)	7 years and 1 month from 31/03/2022 on a full repairing and insuring lease	£84,000	31/03/2027
Total		687.95	(7,405)			£84,000	

(1) For the year ending 31st December 2021, Travis Perkins Trading Company Ltd reported an annual turnover of £2,415,400,000, a pre-tax profit of £178,300,000 and a net worth of £669,000,000. (www.northrow.com)

(2) The lease is subject to a tenant only option to determine on 30/09/2025 and 30/09/2027.

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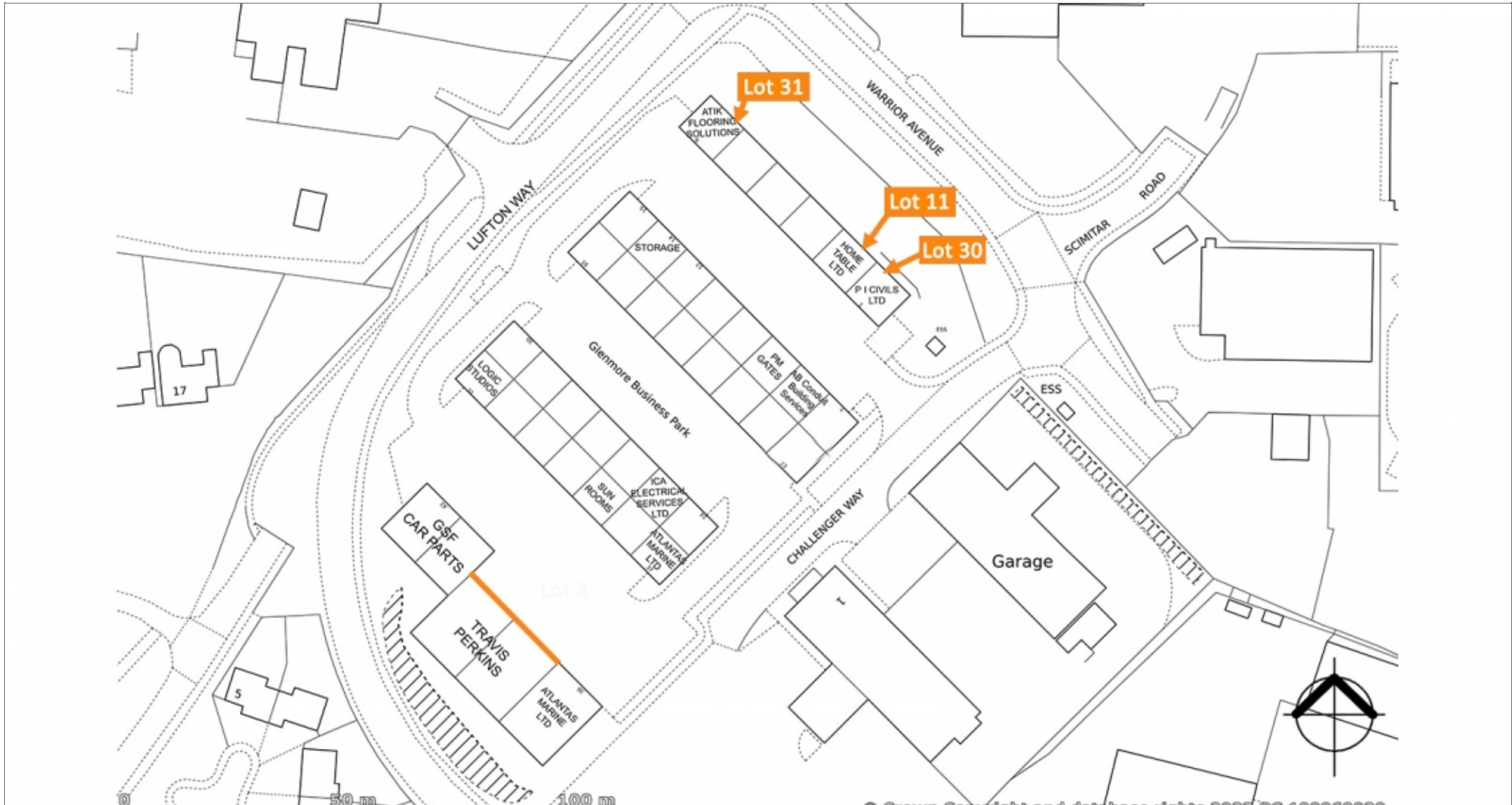
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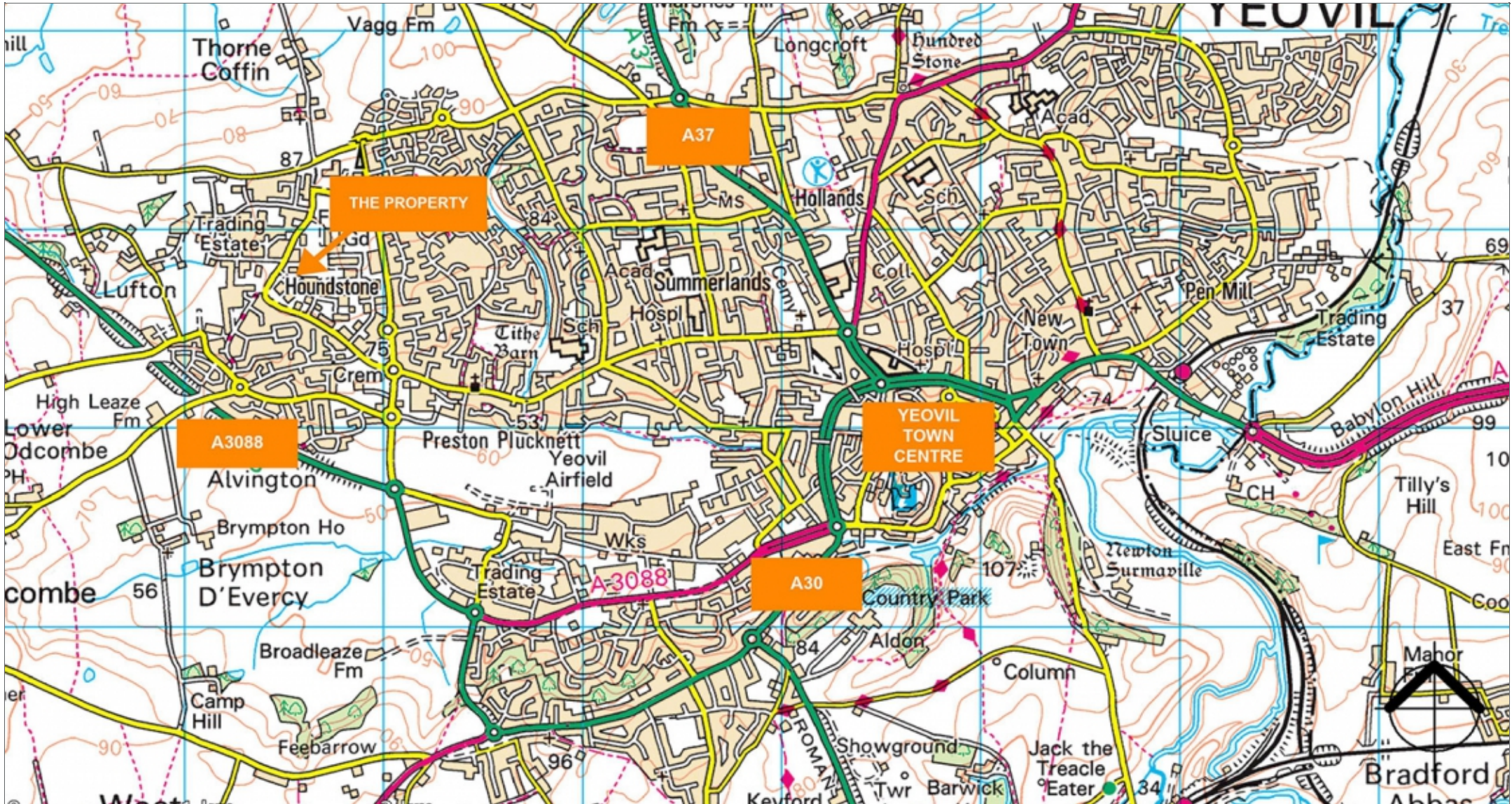
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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Seddens Solicitors

5 Portman Square

London

W1H 6NT

Sangeeta Somchand

020 7725 8048

sangeeta.somchand@seddens.co.uk

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September 2020