

Lot 27, Units A, B & C, Electric Estate, Stores Road, Derby,

Derbyshire DE21 4BD

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Substantial Freehold Industrial Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Industrial Investment

- Let to Scot Group Limited t/a Thrifty Car Hire, G P Motors Limited and Vertu Motors (Property) Limited
- Comprises Three Substantial Prominent Industrial Units
- Approximately 1,874.30 sq m (20,175 sq ft)
- Popular Industrial Estate and Car Dealership Location
- Nearby Occupiers Include Agents for Alfa Romeo, Jeep, Honda, Hyundai, Skoda, Nissan, Peugeot, Citroen and Numerous Local Industrial and Trade Counter Businesses

Lot 27
Auction 13th July 2023

Rent £78,500 per Annum Exclusive
Status Available

Sector Industrial/Warehouse
Auction Venue Live Streamed Auction

Location

Miles 12 miles east of Nottingham, 35 miles north-east of Birmingham, 25 miles north-west of Leicester
Roads A52, A38, M1
Rail Derby Midland Railway Station
Air East Midlands Airport

Situation

The property is prominently positioned on Mansfield Road at its junction with Stores Road, with two of the Industrial units fronting Mansfield Road and the third unit fronting Stores Road. The immediate locality is a largely industrial and popular car dealership location with nearby occupiers including agents for Alfa Romeo, Jeep, Honda, Hyundai, Skoda, Nissan, Peugeot, and Bristol Street Motors and numerous local industrial and trade counter businesses.

Tenure

Freehold.

EPC

See Legal pack.

Description

The property comprises three Industrial / Automobile Repair Shop units comprising approximately 1,874.30 sq m (20,175 sq ft). All the units benefit from a eaves height of approximately 5.00 metres (16 ft) , vehicle access loading doors and forecourt car parking.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Unit A	Ground First	Industrial Ancillary	559.20 41.8	(6,019) (450)	VERTU MOTORS (PROPERTY) LIMITED (crn: 06048365) (2)	10 years from 11/05/2017	£27,000	11/05/2027
Unit B	Ground	Industrial	549.60	(5,916)	G P MOTORS LIMITED (crn: 02825452) (3)	6 years from 03/06/2011	£20,000	02/06/2017 Holding Over
Unit C	Ground	Industrial	723.70	(7,790)	SCOT GROUP LIMITED (crn: 01425565) t/a Thrifty Car Hire (4)	5 years from 11/01/2021	£31,500	10/01/2026
Total Approximate Floor Area			1,874.30	(20,175)			£78,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) Vertu Motors (Property) Limited (crn: 06048365) was incorporated in 2007 and is a automotive repair shop/dealership

(3) G P Motors Limited (crn: 02825452) was incorporated in 1993 and is an automotive repair shop

(4) Scot Group Limited are th largest privately owned vehicle rental company in the UK. Thrifty Car Hire are a long term UK online car and vin hire from over 100 nationwide locations (www.thrifty.co.uk). For the year ending 31/03/2022 Scot Group Limited reported a Turnover of £112,918,000, a Pre-Tax Profit of £75,053,000 and a Net Worth of £131,106,000 (NorthRow 21/06/2023).

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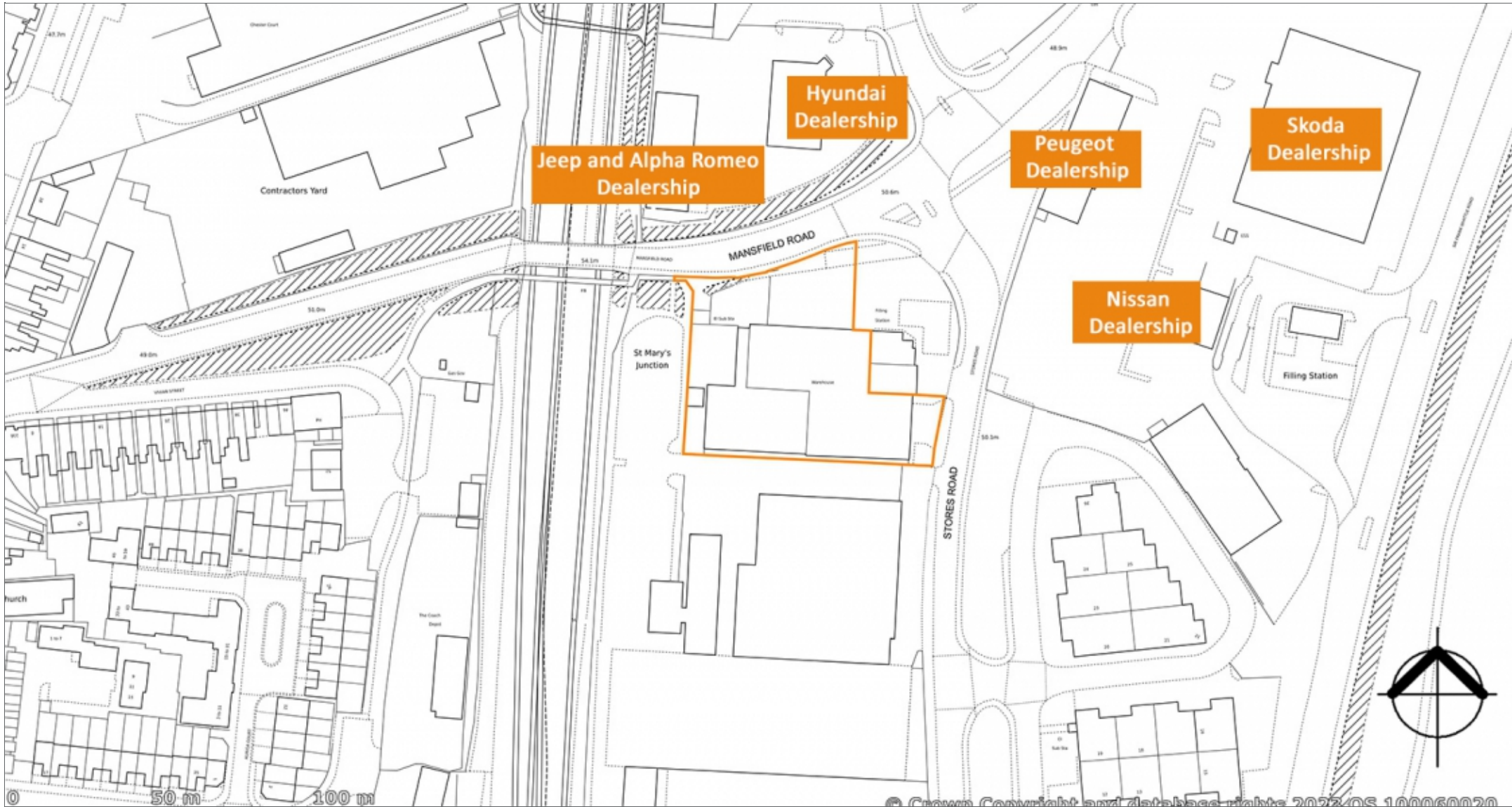
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September 2020