

Lot 35, Travis Perkins, Swinemoor Industrial Estate, Beverley, East Yorkshire HU17 0LA

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Well Located Trade Counter Investment

www.acuitus.co.uk

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Property Information

Well Located Trade Counter Investment

- Let to Travis Perkins (Properties) Ltd until November 2031 (No Breaks)
- 5 yearly upward only rent reviews to a minimum of 3% per annum compounded
- Rent rising to a minimum of £105,211 in 2025 and £121,968.47 in 2030
- Tenant option to renew for 25 years (2)
- Gross Internal Floor Area of 1,140.90 sq m (12,280 sq ft)
- Approx. site area of 0.51 Ha (1.25 Acres) providing a low 20% site cover
- Established industrial estate location
- Nearby occupiers include Wickes, Toolstation, Screwfix, Howdens and Aldi
- Future option to purchase Freehold for £1 (see legal pack)

Lot

35

Auction

21st September 2023

Rent

£90,756 per Annum Exclusive

Status

Available

Sector

Trade Counter

Auction Venue

Live Streamed Auction

On Behalf of Major Investment
Manager

Location

Miles 7 miles north of Hull, 27 miles south east of York
Roads A1174, A164, A1035
Rail Beverley Railway Station
Air Doncaster/Sheffield Robin Hood Airport

Situation

Beverley is an attractive and historic market town in the East Riding of Yorkshire, approximately 27 miles south east of York. The property is situated on the southern side of Barmston Road just off Swinemoor Lane (A1174 and A164) within the well established Swinemoor Industrial Estate. Nearby occupiers include Wickes, Toolstation, Screwfix, Howdens and Aldi.

Tenure

Long Leasehold. Held for a term of 200 years from 01/12/2006 at a peppercorn ground rent. The lease provides an option to purchase the Freehold for £1 + VAT, subject to conditions being satisfied. Please refer to the legal pack for further information.

Description

The property comprises a ground floor trade counter / warehouse unit plus a mezzanine level and yard areas. The property has a total floor area of 1,140.90 sq m (12,280 sq ft) upon a site area of 0.51 Ha (1.25 Acres), benefitting from a low site coverage of 20%.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Approx Gross Internal Floor Area sq m	Approx Gross Internal Floor Area sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine	Trade Counter/Warehouse Ancillary	1,009.90 131.00	(10,870) (1,410)	TRAVIS PERKINS (PROPERTIES) LTD (CRN:00468024) (1)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (2) (4)	£90,756	01/12/2025 01/12/2030 (3)
Total		1,140.90	(12,280)			£90,756	

(1) For the year ending 31/12/2021 Travis Perkins (Properties) Ltd reported a Turnover of £47,500,000, a Pre-Tax Profit of £23,800,000 and a Net Worth of £112,900,000 (NorthRow 25/08/2023). Travis Perkins is the UK's largest distributor of building materials with a network of over 500 branches and has been helping build Britain for over 200 years (www.travisperkinsplc.co.uk).

(2) The lease provides the tenant an option to renew the lease on expiry for a further 25 years at market rent, but otherwise on identical lease terms including the rent review basis. Full information is available within the legal pack.

(3) The rent reviews are upwards only to the higher of two thirds of Market Rent (as defined in the lease) or the annual rent payable increased by 3% per annum compounded annually. For further information please refer to the lease available in the legal pack.

(4) The lease is subject to a Schedule of Condition.

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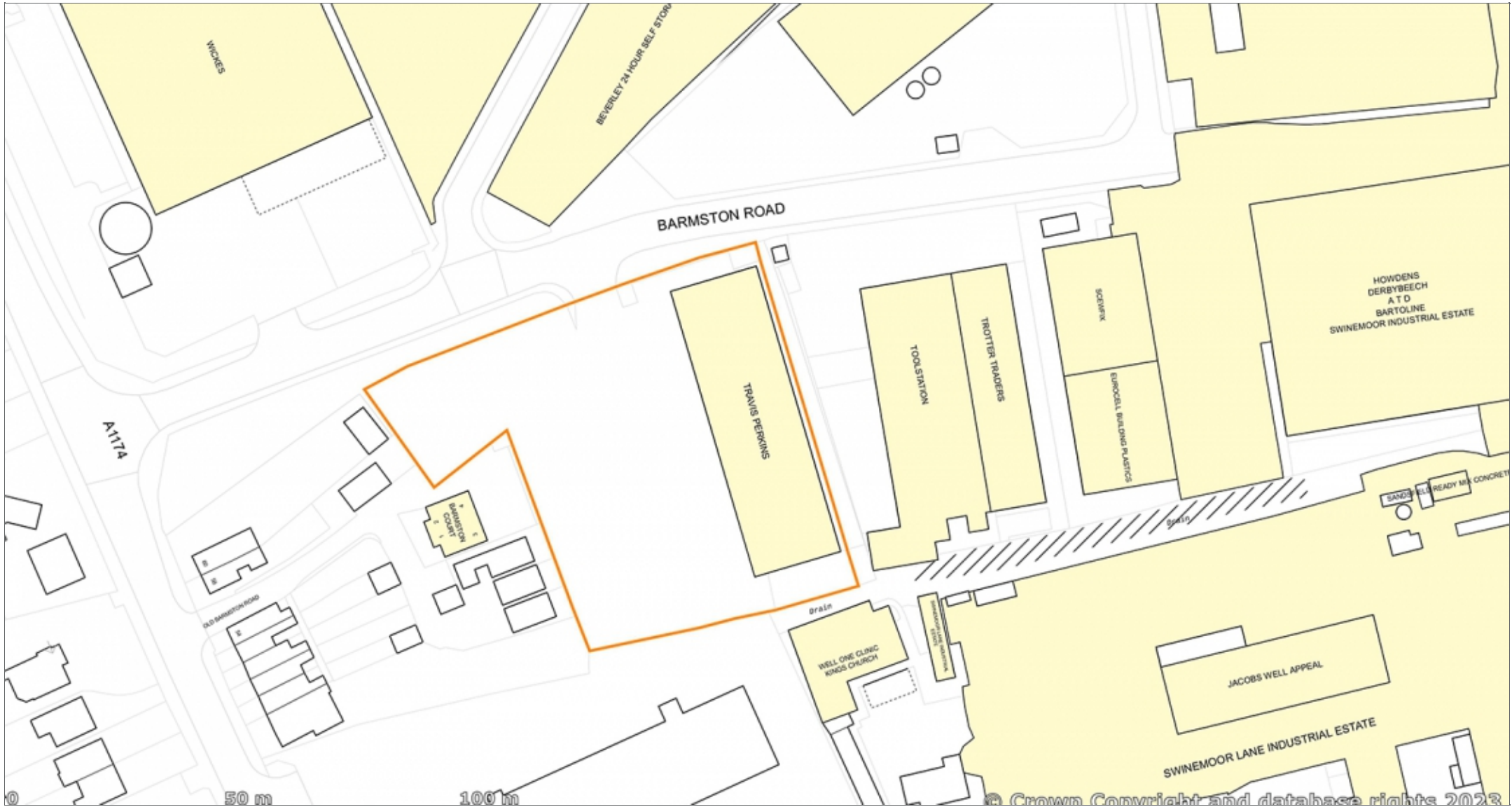


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