

# Lot 32, 6 Gateshead Close, Sandy, Bedfordshire SG19 1RS

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Well Located Warehouse Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Well Located Warehouse Investment

- Let to Travis Perkins (Properties) Ltd until November 2031 (No Breaks)
- The entire property is sublet to Cozy Travel Ltd until 30/10/2031
- 5 yearly upward only rent reviews to a minimum of 3% per annum compounded
- Rent rising to a minimum of £97,666.52 in 2027
- Tenant option to renew for 25 years (2)
- Gross Internal Floor Area of 636.50 sq m (6,851 sq ft)
- Approx. site area of 0.4 Ha (0.99 Acres)
- Established industrial estate location
- Future option to purchase Freehold for £1 (see legal pack)

#### Lot

32

#### Auction

2nd November 2023

#### Rent

£84,248 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Investment  
Manager

### Location

- IMiles** 7 miles east of Bedford, 18 miles west of Cambridge, 42 miles north of London
- Roads** A1, A1(M), A428
- Rail** Sandy Railway Station (Thameslink)
- Air** London Luton Airport, London Stansted Airport

### Situation

Sandy is an attractive and popular Bedfordshire market town. The property is prominently located on Gateshead Close, just off Sunderland Road within a busy and established industrial location.

### 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 warehouse with yard areas and two roller shutter doors. The property has a total floor area of 636.50 sq m (6,851 sq ft) upon a site area of 0.4 Ha (0.99 Acres) with a low site coverage of 12%.

The entire property is currently sublet to Cozy Travel Ltd until 30/10/2031.

### 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	Warehouse Ancillary	486.30 150.20	(5,234) (1,617)	TRAVIS PERKINS (PROPERTIES) LTD (CRN:00468024) (1) (2)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (subject to a schedule of condition) (3)	£84,248	01/12/2027 (4)
<b>Total</b>		<b>636.50</b>	<b>(6,851)</b>			<b>£84,248</b>	

(1) Travis Perkins (Properties) Ltd is wholly owned by Travis Perkins PLC. 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](http://www.travisperkinsplc.co.uk)).

(2) The entire property has been sublet to Cozy Travel Ltd until 30/10/2031.

(3) 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.

(4) 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.

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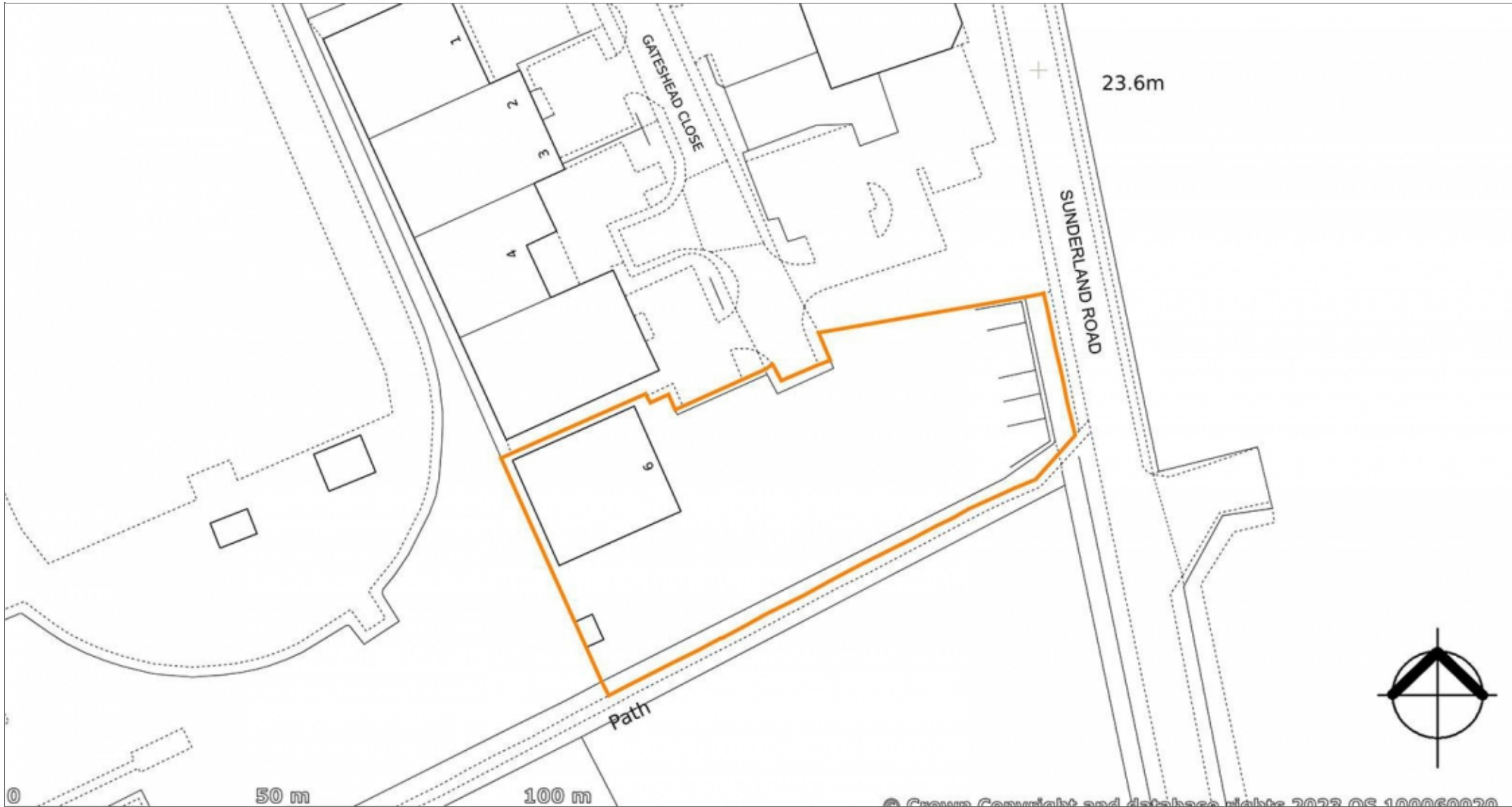
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### Contacts

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September 2020