

# Lot 15, Travis Perkins, Winterstoke Commercial Centre, Weston-super-Mare, Somerset BS23 3UZ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Well Located Trade Counter Investment

[www.acuitus.co.uk](http://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 £158,123.82 in 2027
- Tenant option to renew for 25 years (2)
- Gross Internal Floor Area of 1,201.30 sq m (12,929 sq ft)
- Approx. site area of 0.4 Ha (0.98 Acres)
- Established industrial estate location
- Future option to purchase Freehold for £1 (see legal pack)

#### Lot

15

#### Auction

2nd November 2023

#### Rent

£136,399 per Annum Exclusive

#### Status

Available

#### Sector

Trade Counter

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Investment Manager

### Location

#### Miles

20 miles south-west of Bristol, 30 miles west of Bath, 30 miles north of Taunton

#### Roads

A370, M5 (Junction 21)

#### Rail

Weston-super-Mare Railway Station, Weston Milton Railway Station

#### Air

Bristol Airport

### Situation

Weston-super-Mare is a popular tourist destination located 20 miles south-west of Bristol and benefits from excellent road communications being situated on the A370, which provides access to junction 21 of the M5. The property is situated in the Winterstoke Commercial Centre on Phillips Road, a well established commercial location just off the A370. Nearby occupiers include Waitrose, Asda, Majestic Wine, McDonalds, Next and Halfords.

### 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 with first floor office accommodation plus mezzanine level and yard areas. The property has a total floor area of 1,201.30 sq m (12,929 sq ft) upon a site area of 0.4 Ha (0.98 Acres) with a low site coverage of 25%.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

#### DISCLAIMER

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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 First	Trade Counter/Warehouse Ancillary Office	986.90 124.80 89.60	(10,622) (1,343) (964)	TRAVIS PERKINS (PROPERTIES) LTD (CRN:00468024) (1)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (subject to a schedule of condition) (2)	£136,399	01/12/2027 (3)
<b>Total</b>		<b>1,201.30</b>	<b>(12,929)</b>			<b>£136,399</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 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.

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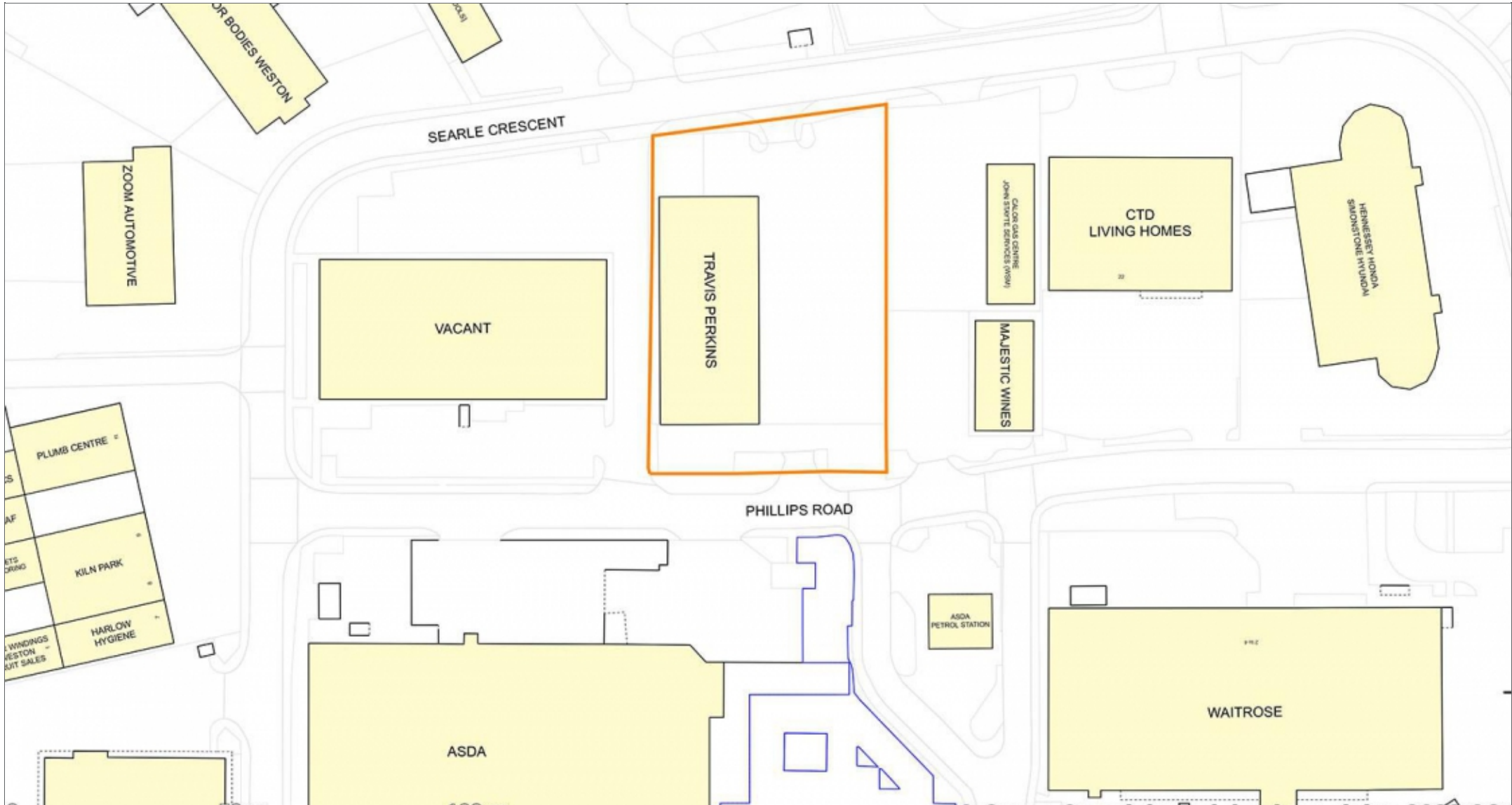
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## Contacts

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September 2020