

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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 £80,659.97 in 2025 and £93,507.01 in 2030
- Gross Internal Floor Area of 843.40 sq. m. (9,078 sq. ft.)
- Approx. site area of 0.30 Ha (0.75 Acres) providing a low site coverage of 25%
- Established industrial estate location
- Future option to purchase Freehold for £1 (see legal pack)

Lot
8

Auction
13th December 2023

Rent
£69,578 per Annum Exclusive

Status
Available

Sector
Trade Counter

Auction Venue
Live Streamed Auction

On Behalf of a Major Investment
Manager

Location

Miles 30 miles north of Peterborough, 30 miles west of Nottingham, 16 miles south of Lincoln

Roads A15, A17, A1(M)

Rail Sleaford Railway Station

Air East Midlands Airport

Situation

Sleaford is an attractive market town in Lincolnshire. The property is situated in the busy and established Oakside Park Industrial Estate, just north east of Sleaford town centre. Nearby occupiers include Screwfix, Kwik Fit, Howdens, Better leisure centre and Toolstation.

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 plus mezzanine level and yard areas. The property has a total floor area of 843.40 sq m (9,078 sq ft) upon a site area of 0.30 Ha (0.75 Acres) benefitting from a low site coverage of 25%.

VAT

VAT is applicable to this lot.

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.

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine	Trade Counter/Warehouse Ancillary	747.80 95.60	(8,049) (1,029)	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)	£69,578	01/12/2025 01/12/2030 (3)
Total		843.40	(9,078)			£69,578	

(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).

(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

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Well Located Trade Counter Investment

www.acuitus.co.uk

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

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



Well Located Trade Counter Investment

www.acutus.co.uk

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

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



Well Located Trade Counter Investment

www.acuitus.co.uk

**Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford,
Lincolnshire NG34 7EQ**

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



Well Located Trade Counter Investment

www.acuitus.co.uk

Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

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



Lot 8, Travis Perkins, East Road, Oakside Park Industrial Estate, Sleaford, Lincolnshire NG34 7EQ

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



Contacts

Acuitus

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120 904
charlie.powter@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Shepherd and Wedderburn LLP
Octagon Point, 5 Cheapside
London
EC2V 6AA

Jonathan Rickard
+44 (0)207 429 4949
jonathan.rickard@shepwedd.com

Gabby Ives
+44 (0)20 7429 4956
gabby.ives@shepwedd.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020