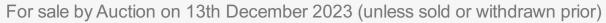
Lincolnshire NG34 7EQ







Well Located Trade Counter Investment

Lincolnshire NG34 7EQ





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%

Auction

Status

Available

Auction Venue

Live Streamed Auction

13th December 2023

- Established industrial estate location
- Future option to purchase Freehold for £1 (see legal pack)

Lot

8

Rent

£69,578 per Annum Exclusive

Sector

Trade Counter

On Behalf of a Major Investment Manager

Location

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

miles south of Lincoln

East Midlands Airport

Roads A15, A17, A1(M)

Rail Sleaford Railway Station

Situation

Air

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%.

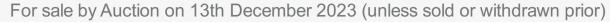
VAT

VAT is applicable to this lot.

DISCLAIME

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.

Lincolnshire NG34 7EQ





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

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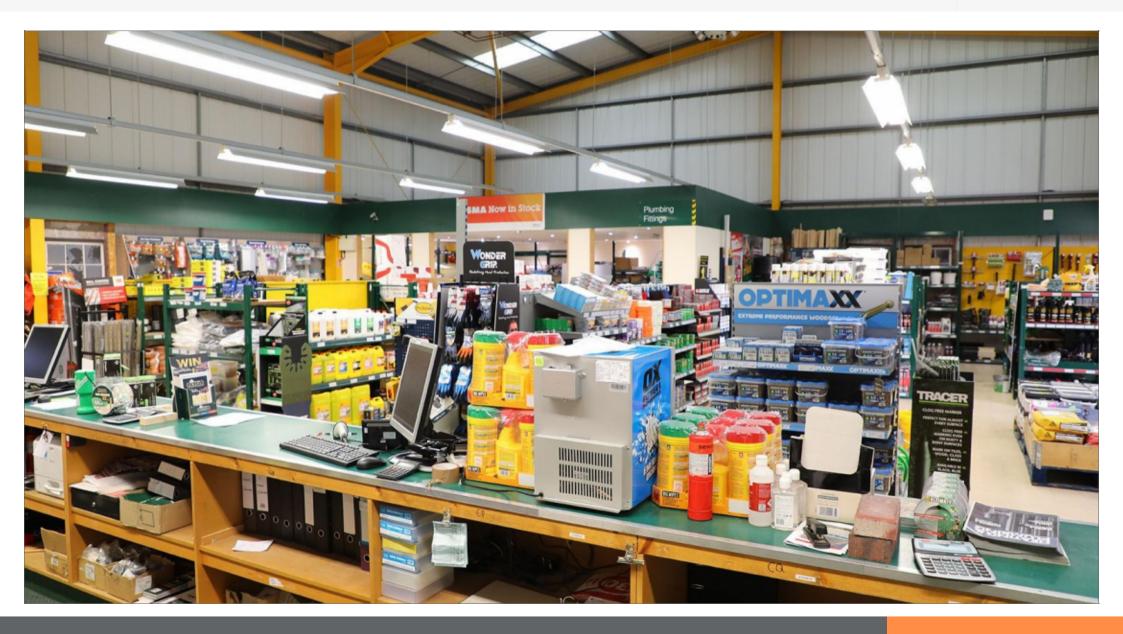


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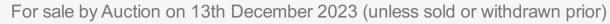
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