

**Lot 25, Travis Perkins, 1 Old Farm Road, Heathfield Industrial Estate, Ayr,
South Ayrshire KA8 9ST**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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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 £74,049.79 in 2026
- Tenant option to renew for 25 years (2)
- Gross Internal Floor Area of 1,171.40 sq. m. (12,608 sq. ft.)
- Approx. site area of 0.41 Ha (1.03 Acres) providing a low site cover of 28%
- Future option to purchase Feuhold for £1 (see legal pack)

Lot
25

Auction
13th December 2023

Rent
£63,876 per Annum Exclusive

Status
Available

Sector
Trade Counter

Auction Venue
Live Streamed Auction

On Behalf of a Major Investment
Manager

Location

Miles 12 miles south west of Kilmarnock, 35 miles south west of Glasgow

Roads A77, A70

Rail Ayr Railway Station, Newton-on-Ayr Railway Station

Air Glasgow Prestwick Airport (3 miles north) Glasgow International Airport (35 miles north)

Situation

Ayr is the principal town in South Ayrshire with a resident population of around 46,800. Ayr boasts excellent communications being close to the A70 and A77, whilst also being 3 miles south of Glasgow Prestwick Airport. The property is located in an established and busy industrial estate with nearby occupiers including Howdens, B&Q, Toolstation, Screwfix and several major car retailers including Volvo, Land Rover and Mazda. The property also benefits from being located directly opposite the popular Heathfield Retail Park, home to an Asda superstore, Burger King, KFC, Costa Coffee, B&M and many more national retailers.

Planning permission has been granted on the adjoining site on the 15/06/2023 under planning ref. 23/00088/APP for the erection of new motor retail unit, valet building, and associated hard and soft landscaping (www.south-ayrshire.gov.uk/).

Tenure

Long Leasehold. Held for a term of 175 years from 01/12/2006 at a peppercorn ground rent. The lease provides an option to purchase the Feuhold 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 and yard areas. The property has a total floor area of 1,171.40 sq. m. (12,608 sq. ft.) upon a site area of 0.41 Ha (1.03 Acres), benefitting from a low site coverage of 28%.

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	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Trade Counter/Warehouse	1,171.40	(12,608)	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)	£63,876	01/12/2026 (3)
Total		1,171.40	(12,608)			£63,876	

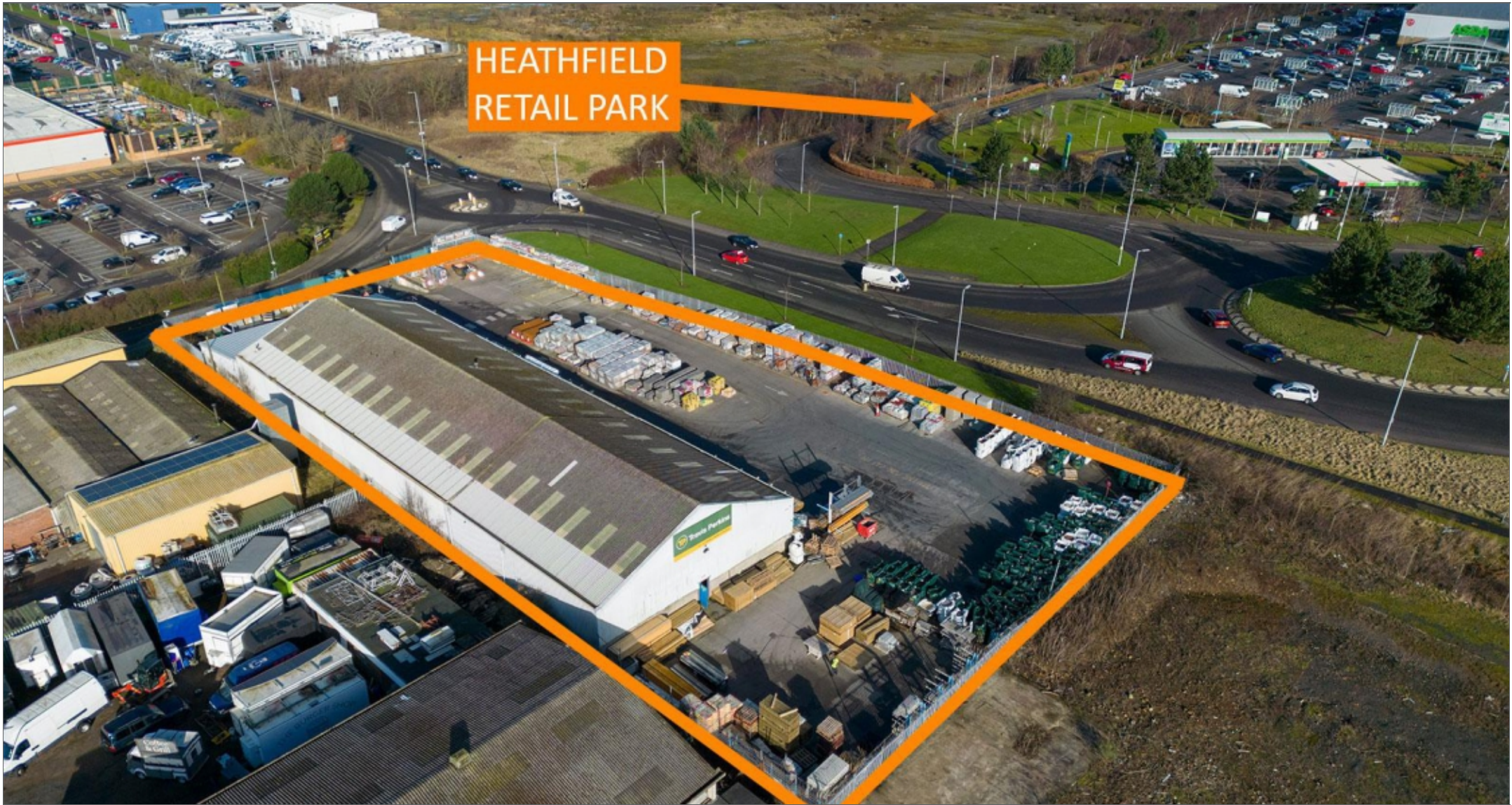
(1) Travis Perkins (Properties) Ltd is wholly owned by Travis Perkins PLC. Travis Perkins is the UK's largest distributor of building materials with a network of over 500 branches and has been helping build Britain for over 200 years (www.travisperkinsplc.co.uk).

(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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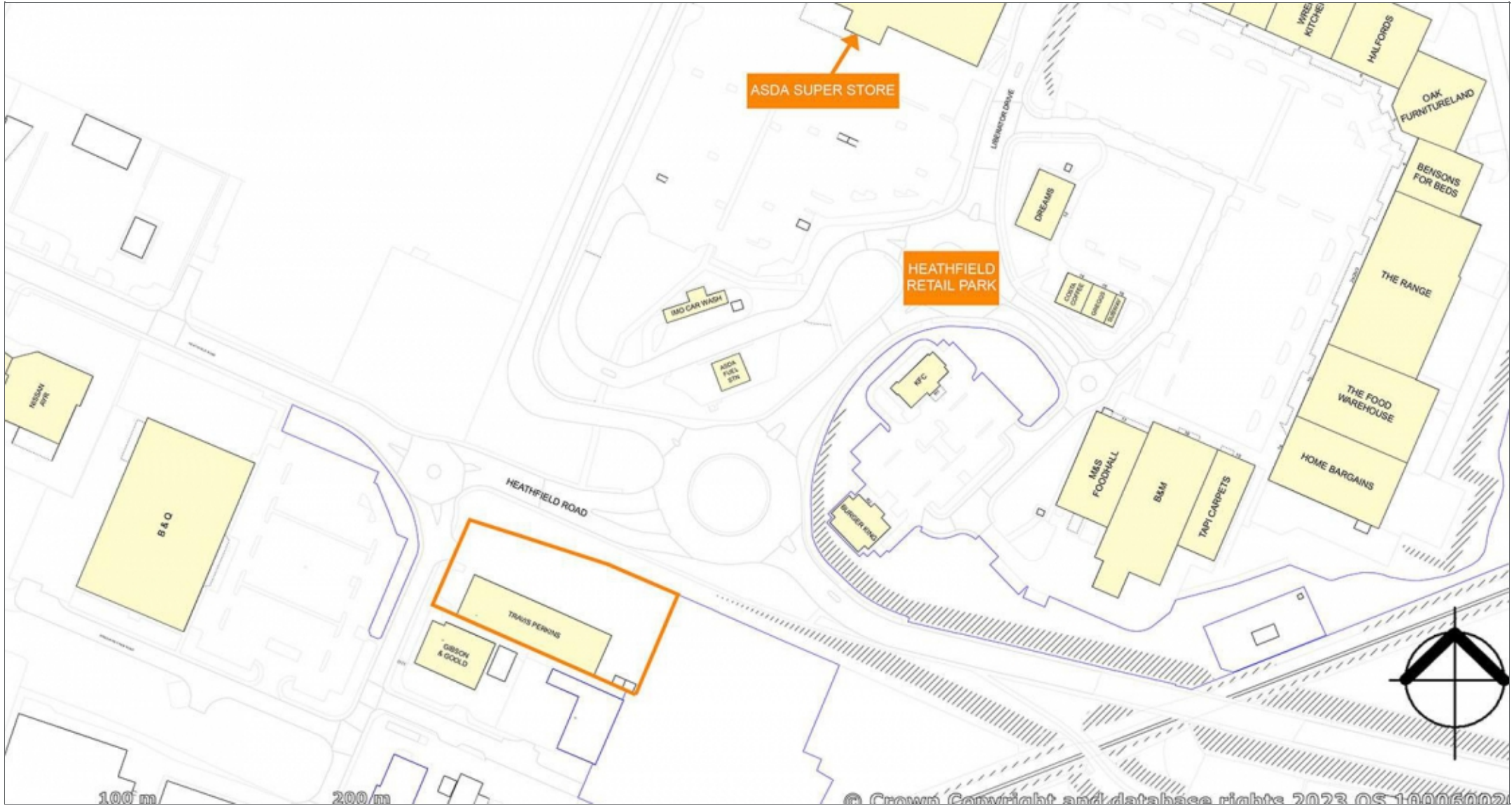
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September 2020