

# Lot 4, City Plumbing, Unit 2, Millfield Industrial Estate, Chard, Somerset TA20 2BB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Trade Counter Investment

- Substantial Trade Counter and Warehouse Let to City Plumbing Supplies Holdings Ltd
- Recently renewed lease expiring November 2033 (subject to option)
- Tenant in occupation for over 25 years
- Floor Area of approx. 1,144.38 sq m (12,318 sq ft)
- Approx. site area of 0.23 Ha (0.56 Acres)
- Established Industrial Estate Location close to A30 and A358

#### Lot

4

#### Auction

15th February 2024

#### Rent

£74,000 per Annum Exclusive

#### Status

Available

#### Sector

Trade Counter

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Asset  
Manager

### Location

#### Miles

13 miles south-east of Taunton, 30 miles north-east of Exeter, 53 miles south-west of Bristol

#### Roads

M5, A303, A358

#### Rail

Axminster Railway Station

#### Air

Exeter Airport, Bristol Airport

### Situation

Chard is an attractive town located on the edge of the Blackdown Hills which is in an Area of Outstanding Natural Beauty. The property is situated just east of the town centre on Millfield Industrial Estate, an established industrial location. Nearby occupiers include Numatic International, Tesco Superstore, Lidl and several motor dealerships and trade counters.

### Tenure

Freehold.

### Description

The property comprises a ground floor trade counter / warehouse with first floor office together with mezzanine ancillary accommodation. There is customer car parking to the front of the site and a goods yard to the rear. The property has a total floor area of 1,144.38 sq m (12,318 sq ft) upon a site area of 0.23 Ha (0.56 Acres).

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

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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	803.62	(8,650)	CITY PLUMBING SUPPLIES HOLDINGS LTD (1)	10 years from 28/11/2023 until 27/11/2033 (2) (3)	£74,000	28/11/2028
Ground	Office	44.31	(477)				
Mezzanine	Ancillary	250.93	(2,701)				
First	Office	45.52	(490)				
<b>Total</b>		<b>1,1144.38</b>	<b>(12,318)</b>			<b>£74,000</b>	

(1) City Plumbing Supplies Holdings Ltd was established in 1990 and operate from a network of over 360 branches across the UK ([www.cityplumbing.co.uk](http://www.cityplumbing.co.uk)). City Plumbing is wholly owned by Highbourne Group Limited and for the year ending 31/12/2022 reported a Turnover of £1,324,200,000, a Pre-Tax Profit of £48,100,000 and a Net Worth of £81,800,000 (NorthRow 08/01/2024).

(2) The lease provides for a rent free period until 10/06/2024. The Seller will pay to the Buyer the rent that would have been due from completion of the sale until the end of the rent free period.

(3) The lease provides for a tenant option to determine the lease on 28/11/2028 upon serving 6 months written notice. The tenant will benefit from a rent free period until 10/06/2028 (approximately 6 months and 2 weeks) if the break option is not exercised. Please see the lease for further detail.

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THE PROPERTY

**Lot 4, City Plumbing, Unit 2, Millfield Industrial Estate, Chard,  
Somerset TA20 2BB**

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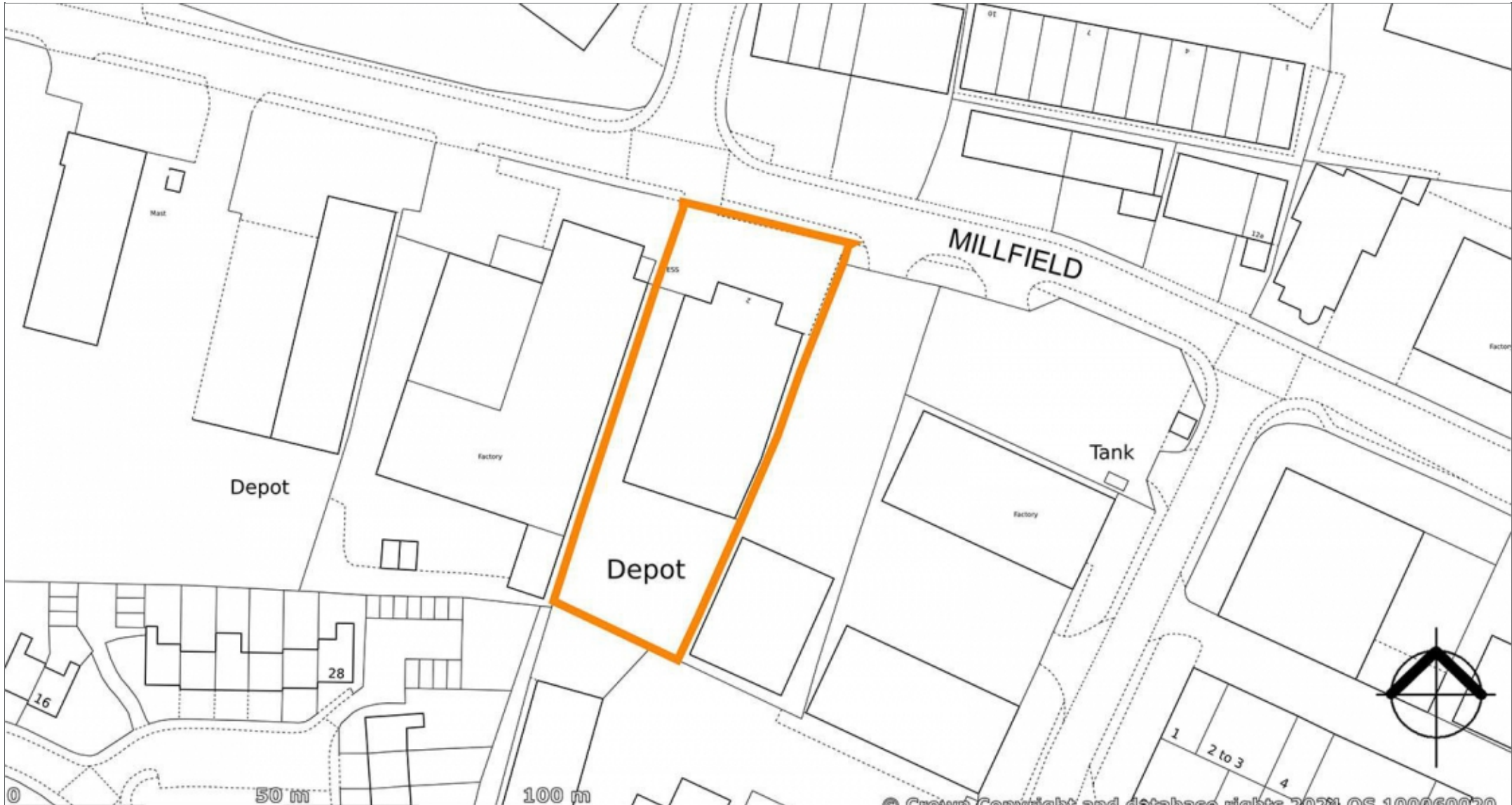
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## Contacts

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September 2020