

lot 13

Plumb Center, Portsmouth Road, Ripley, Nr. Guildford  
Surrey GU23 7JY

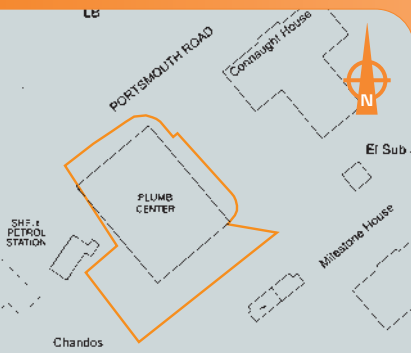
Rent  
**£98,500**  
per annum  
exclusive

Freehold Trade Counter/Warehouse  
Investment

- Entirely let to Wolseley UK Ltd on a 25 year lease until 2025 (subject to option)
- Prominent corner position on Portsmouth Road (B2215) leading directly to the A3
- Approximate site area of 0.22 hectares (0.54 acres)
- Benefits from excellent communication links with the A3 and M25 (Junction 10)
- Six Week Completion Available



On behalf of  
**The co-operative** estates



**Location**

*Miles:* 4.8 miles north-east of Guildford  
15 miles south-west of Kingston upon Thames  
25 miles south-west of Central London  
*Roads:* A3, A247, M25 (Junction 10)  
*Rail:* Clandon Railway Station  
*Air:* London Heathrow, London Gatwick

**Situation**

The property is situated in a prominent position on the southern side of Portsmouth Road (B2215) some 100 metres from the A247 and less than 900 metres to the A3 which leads directly into Central London. The surrounding area offers office and residential property with a Shell Petrol Station immediately adjoining the property.

**Description**

The property comprises a purpose built ground floor trade counter/warehouse unit. The property benefits from a secure yard to the rear, a separate customer car parking area with space for approximately 10-15 cars and a total approximate site area of 0.22 hectares (0.54 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Trade Counter/ Warehouse	938.80 sq m (10,106 sq ft)	<b>WOLSELEY UK LTD (1)</b>	25 years from 25/03/2000 until 24/03/2025 on a full repairing and insuring lease (2)	£98,500	25/03/2015 and 25/03/2020
<b>Totals</b>					<b>£98,500</b>	

- (1) Wolseley UK Limited is the UK operating company of Wolseley plc, the world's number one distributor of heating and plumbing products and a leading supplier of builders' products to the professional market. (www.wolseley.co.uk) For the year ending 31st July 2011, Wolseley UK Limited reported a turnover of £1,906,668,000, pre-tax profits of £1,987,000 and a total net worth of £945,541,000. (Source: www.riskdisk.com 09/11/2012)
- (2) The lease provides for a tenant option to determine on 24th March 2016.
- (3) In addition there is a further 5,020 sq ft mezzanine level that is a tenants improvement.

**For further details please contact:**

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