

lot 16

Jewson, 265 Godstone Road Kenley, Greater London CR8 5BP

Rent
£153,700
per annum
exclusive

Freehold Trade Counter Investment

- Let to Jewson Limited for 25 years
- Benefits from privity of contract from Wickes, now owned by Travis Perkins plc
- Approximately 1,766 sq m (19,010 sq ft)
- Low site coverage of 33% and site area of 0.53 hectares (1.30 acres)
- Excellent access to London, the South-East, M25 and M23
- Six Week Completion Available



On behalf of
The co-operative estates





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Location

Miles: 4 miles south of Croydon town centre
10 miles north of Reigate
15 miles south of London City centre
Roads: A22, A23, M23, M25
Rail: Kenley (Direct to London Victoria or London Bridge, 38 mins), East Croydon
Air: London Gatwick Airport, London City Airport, London Heathrow

Situation

Kenley is located within the London Borough of Croydon, 4 miles south of Croydon town centre and 15 miles south of the Centre of London, with excellent communication links. The property is prominently and strategically situated adjacent to the A22, which connects Sussex and South London, the M25 and the M23 that connects the M25 with Crawley and Brighton via the A23.

Description

The property comprises a substantial trade counter unit with an eaves height of 5.54 m and a roller shutter door. The property benefits from a significant yard providing ample car parking and delivery space and a site of approximately 0.53 hectares (1.30 acres). There is an electricity substation on site. In addition there is an area of land to the rear of the property included in the sale.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter	529.14 sq m (5,696 sq ft)	JEWSON LIMITED (ON ASSIGNMENT FROM WICKES PROPERTIES LIMITED WITH SURETY FROM WICKES HOLDINGS LIMITED) (1) (2) (3)	25 years from 03/08/1993 until 02/08/2018 on a full repairing and insuring lease	£153,700	03/08/2013
Ground	Main Warehouse	1,236.93 sq m (13,314 sq ft)				
Totals		1,766.07 sq m (19,010 sq ft)			£153,700	

- (1) Founded in 1836 Jewson Limited are the UK's leading supplier of sustainable timber and building materials and currently operates from over 500 branches. (Source: www.jewson.co.uk) Jewson Limited is a wholly owned subsidiary of Saint-Gobain Building Distribution Limited. For the year ending 31st December 2011, Saint-Gobain Building Distribution Limited reported a turnover of £534,833,000, pre-tax profits of £4,280,000 and a total net worth of £154,388,000 (Source: www.riskdisk.com 9/11/2012)
- (2) The lease is pre-1996 and therefore Wickes Properties Limited and Wickes Holdings Limited remain liable under privity until the end of the term. **Both companies are subsidiaries of Travis Perkins plc following the acquisition of Wickes in February 2005 by Travis Perkins.** (Source: www.travisperkinsplc.co.uk)
- (3) For the year ending 31st December 2011, Wickes Properties Limited reported a turnover of £639,000, pre-tax profits of £21,000 and a net worth of £4,770,000. Wickes Holdings Limited reported a net worth of £18,413,000. Travis Perkins plc reported a turnover of £4,779,100,000, pre-tax profits of £269,600,000 and a net worth of £12,700,000. (Source: www.riskdisk.com 12/11/2012)

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