

lot 26

Units 1 & 2, Petersfield Avenue, Slough Berkshire SL2 5EA

Rent
£120,824
per annum
exclusive

Substantial Trade Counter Warehouse Investment

- Let to Howden Joinery Properties Ltd & Thames Tyre and Auto Centre Ltd
- Approximately 1,157.90 sq m (12,463 sq ft) & 0.254 hectares (0.63 acres)
- Situated on an established trade counter & industrial estate
- Benefits from excellent transport links with the A4, M4, M25 & M40
- Nearby occupiers include Magnet, Volvo Car Showroom and Halfords Auto Centre
- Six Week Completion Available (subject to obtaining landlord's consent)



On behalf of
Joint Fixed
Charge Receivers





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Location

Miles: 18 miles east of Reading
21 miles west of London
32 miles south-east of Oxford
Roads: A4, A355, M4 (Junction 5, 6 & 7), M25 (Junction 15) & M40 (Junction 1A)
Rail: Slough Mainline Rail Station
Air: Heathrow International Airport

Situation

The property is situated on a well established trade counter and industrial estate, a short distance from Slough town centre and close to Slough Rail Station and the A4. The property benefits from frontages onto Petersfield Avenue and Whittenham Close and from nearby occupiers including Magnet, Suzuki, Volvo and Kia Car Showrooms, Halfords Auto Centre and Akzo Nobel.

Tenure

Long Leasehold. Held from Slough Borough Council on a 125 year lease from 8th May 1979 at a peppercorn rent.

Description

The property has been divided to provide two self-contained warehouses with an eaves height of approximately 5.5 metres (18 ft) and a total site area of some 0.254 hectares (0.63 acres). Unit 1 is accessed from Petersfield Avenue and benefits from a roller shutter door and a yard with parking to the front. Unit 2 is accessed from Whittenham Close and has two roller shutter doors and a yard with parking to the front. There is an electricity substation on site.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversions)
1	Warehouse	527.62 sq m (5,679 sq ft)	THAMES TYRE AND AUTO CENTRE LIMITED (1)	10 years from 15/09/2008 on a full repairing and insuring lease	£67,000	15/09/2013 (14/09/2018)
2	Trade Counter	630.28 sq m (6,784 sq ft) (3)	HOWDEN JOINERY PROPERTIES LIMITED (2)	20 years, 8 months & 19 days from 14/02/2001 on a full repairing and insuring lease	£53,824	14/02/2016 (01/11/2021)
Totals		1,157.90 sq m (12,463 sq ft)			£120,824	

(1) Thames Tyre and Auto Centre Limited started as Thames Tyre Co. Ltd approximately thirty years ago and continues to offer automotive services to their clients. (Source: www.thamestyres.com 18/09/2012)
 (2) For the year ending 24th December 2011, Howden Joinery Properties Limited reported a turnover of £33,235,000, pre-tax profits of £1,624,000 and a net worth of £2,209,000. (Source: www.riskdisk.com 18/09/2012)
 (3) This approximate area does not include a substantial mezzanine floor which we understand is a tenant's improvement.

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