

## Unit 6 & 7, Glanrafon Industrial Estate Aberystwyth, Ceredigion SY23 3JQ

lot 19

### Virtual Freehold Trade Counter and Warehouse Investment

- Entirely let to Wolseley UK Ltd until 2022
- Fixed rental increase in 2017
- Located on the established Glanrafon Industrial Estate
- Single Purpose Vehicle (SPV) is available subject to separate negotiations
- Nearby occupiers include Hertz Rent A Car, Howdens Joinery and Jewson Ltd

Rent  
**£36,435**  
per annum  
exclusive  
rising to  
**£40,227** in  
2017



### Location

Miles: 39 miles west of Newtown  
64 miles north of Swansea  
109 miles west of Birmingham.

Roads: A487, A44

Rail: Aberystwyth rail station

Air: Cardiff Airport

### Situation

The property is part of the Glanrafon Industrial Estate and is located approximately 1 mile east of Aberystwyth town centre, next to the A44. Aberystwyth is a major university town and is situated on the west coast of Wales. The main access is the A487 Dolgellau to Cardigan route. The A44 links eastwards towards Newtown and then on to Shropshire in England.

### Description

The property comprises 2 single storey interconnected trade counter/warehouse units, together with an extension to provide show room facilities. The total site area is approximately 0.197 hectares (0.486 acres) and includes a service yard area to provide customer car parking.

### Tenure

Virtual Freehold. Held from Wolseley UK Ltd for a term of 999 years from 18th January 2007 at a peppercorn rent with an option to purchase the freehold interest for £1.00 in the future. Please refer to the Auctioneers.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Trade Counter/Showroom	567.57 sq m (6,109 sq ft)	<b>WOLSELEY UK LTD (1)</b>	15 years from 18/01/2007 until 2022(2)	£36,435 rising to £40,227 in 2017 (3)	16/01/2017
<b>Totals</b>		<b>567.57 sq m (6,109 sq ft)</b>			<b>£36,435</b>	

(1) Wolseley UK Ltd is a FTSE 100 Company and is the UK operating subsidiary of Wolseley plc, one of the largest distributors of building products globally. For the half year ending 31st January 2011 Wolseley plc reported a revenue of £6,629,000,000 and a pre-tax profit of £195,000,000 (Source: www.wolseley.com). Wolseley operates from over 1000 branches in the UK and trade under the following brands; Plumb Center, Drain Center, Climate Center and Parts Center (Source: www.wolseley.com). For the half year ending 31st January 2011 Wolseley UK Ltd reported a pre-tax profit of £37,000,000 (Source: www.wolseley.com) and for the year ending 31st July 2011 Wolseley UK Ltd reported a turnover of £1,906,668,000, a pre-tax profit of £1,987,000 and a total net worth of £945,541,000. (Source: www.riskdisk.co.uk 12/01/2012)

(2) At the expiry of the current lease, the tenant has an option to renew the lease, at open market value, for a new 15 year lease on similar terms to the original lease.

(3) Under the terms of the lease there will be a fixed rental increase to £40,227 pax in 2017 equivalent to 2% per annum compound.

### For further details please contact:

#### Peter Cunliffe

Tel: +44 (0)20 7034 4852.

Email: peter.cunliffe@acuitus.co.uk

#### Tom Ryder

Tel: +44 (0)20 7034 4862.

Email: tom.ryder@acuitus.co.uk

www.acuitus.co.uk

### Solicitors:

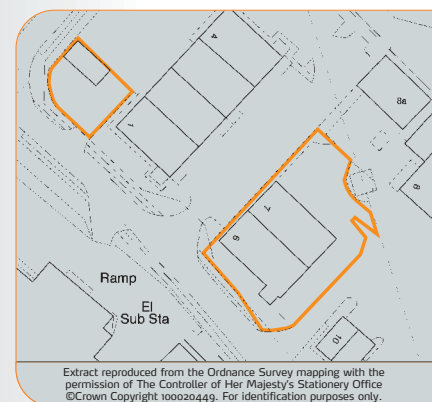
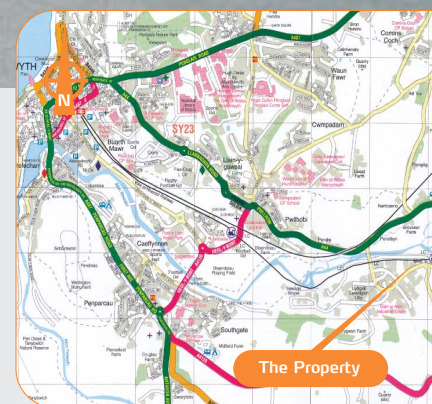
#### SE Law Ltd

443C London Road, Davenham, Cheshire CW9 8HP.

Tel: +44 (0)1606 333533.

Email: sedwards@selawlimited.com

Ref: Sue Edwards.



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