

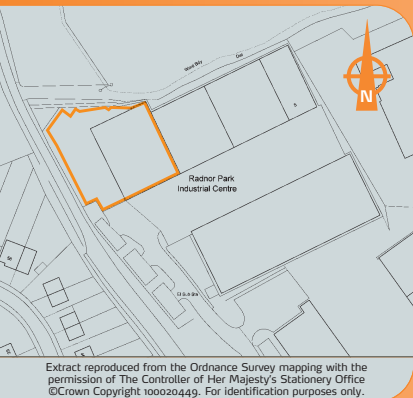
lot 35

Unit 1, Congleton Trade Centre, Radnor Park Industrial Estate Back Lane, Congleton, Cheshire CW12 4XJ

Rent
£42,000
per annum
exclusive

Modern Trade Counter Investment

- Entirely let to Travis Perkins (Properties) Limited until 2025 (no break)
- Nearby occupiers include Boalloy Industries, Senior Aerospace, Hans Lingl (UK) Ltd, Easy 2 Reach and Lining and Hoses Ltd
- Established industrial area
- Approximate site area of 0.194 hectares (0.479 acres)
- On-site car parking
- Six Week Completion



Location

Miles: 10 miles south of Alderley Edge
9 miles south-west of Macclesfield
25 miles south of Manchester
Roads: A34, A54, M6 (Junction 17)
Rail: Congleton Rail Station
Air: Manchester International Airport

Situation

The property is situated on Congleton Trade Centre within Radnor Park, a well established industrial estate some 1.5 miles west of Congleton town centre and within 6 miles of the M6 Motorway (Junction 17). Nearby occupiers include Boalloy Industries, Senior Aerospace, Hans Lingl (UK) Ltd, Easy 2 Reach and Lining and Hoses Ltd.

Description

The property comprises a ground floor trade counter unit benefiting from three roller shutter doors, a yard area and on-site parking for 5 cars.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn rent.

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	965.53 sq m (10,393 sq ft)	TRAVIS PERKINS (PROPERTIES) LIMITED (1)	20 years from 10/10/2005 until 09/10/2025 on a full repairing and insuring lease	£42,000 (2)	10/10/2020
Tenant's Mezzanine	Trade Counter	157.93 sq m (1,700 sq ft)				
Totals		1,123.46 sq m (12,093 sq ft)				

- (1) For the year ending 31st December 2011, Travis Perkins (Properties) Limited reported a turnover of £64,892,000, pre-tax profits of £50,745,000 and a total net worth of £262,894,000. (Source: www.riskdisk.com 26/03/2013)
- (2) For the purpose of clarification, Travis Perkins (Properties) Limited are currently benefiting from a rent free period due to expire on 28th September 2013 granted in return for removing a break from the lease. The seller has agreed to adjust the completion monies so that the unit will effectively produce £42,000 p.a.x. from completion of the sale.

For further details please contact:

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