

# Beta House, Brooks Lane, Brooks Lane Industrial Estate Middlewich, Cheshire CW10 0QE

lot 55

### Freehold Trade Counter Investment

- Entirely let to Lockwell Electrical Distributors Ltd
- Located within the established Brooks Lane Industrial Estate
- Tenant in occupation for at least 10 years
- Nearby occupiers include Middlewich Community Church, Flexichem Ltd, Tarmac Ltd and BW Tyres
- On-site car parking and secure yard
- Eight Week Completion

Rent  
**£32,300**  
per annum  
exclusive



### Location

Miles: 0.6 miles south of Middlewich town centre  
15.3 miles south-west from Wilmslow  
24.2 miles south of Manchester city centre  
Roads: A54, A503, A533, M6 (Junction 18)  
Rail: Winsford Rail  
Air: Manchester Airport, Birmingham Airport

### Situation

The property is situated on the western side of Brooks Lane, within the established Brooks Lane Industrial Estate, some 0.6 miles south of Middlewich town centre. The property is located adjacent to Middlewich Community Church, with other nearby occupiers including Flexichem Ltd, Tarmac Ltd, BW Tyres and Unique UG Fitness.

### Description

The property comprises a light industrial unit with on-site parking and secure yard.

### 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	590.95 sq m (6,361 sq ft)	<b>LOCKWELL ELECTRICAL DISTRIBUTORS LTD (1) (2)</b>	6 years 3 months from 24/06/2013 until 23/09/2019 on a full repairing and insuring lease	£32,300	24/06/2016
<b>Totals</b>		<b>590.95 sq m (6,361 sq ft)</b>			<b>£32,300</b>	

(1) For the year ending 31st January 2012, Lockwell Electrical Distributors Ltd reported a turnover of £21,202,061, pre-tax profits of £434,166 and a total net worth of £2,985,238. (Source: www.riskdisk.com 10/06/2013)

(2) Part of the property has been sublet to First Harvest Limited and School Style Limited.

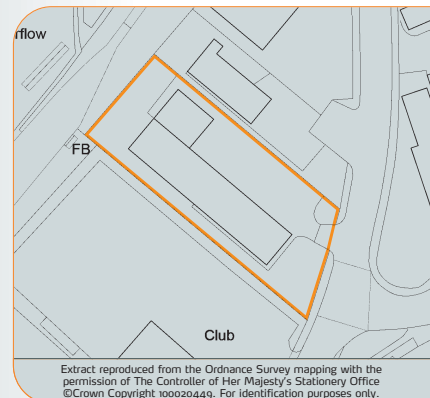
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