

Units 2 & 3, Genesis One, Morlands Business Park, Morland Road Glastonbury, Somerset BA6 9FW

lot 12

Modern Freehold Trade Counter Investment

- Let to Screwfix Direct Limited until 2020 (subject to option)
- Highly visible and prominent position fronting the busy A39
- Approximately 594.57 sq m (6,400 sq ft)
- Nearby occupiers include B&Q, | Travis Perkins and Travelodge
- Potential to re-configure to two separate units (subject to consents)
- Six Week Completion

Rent
£35,000
per annum
exclusive



Location

Miles: 21 miles north-east of Taunton
25 miles south-west of Bath
26 miles south of Bristol
Roads: A39, A37, M5 (Junction 23)
Rail: Castle Cary Rail Station
Air: Bristol Airport

Situation

Morlands Business Park is situated in an established trading location 1 mile south-west of Glastonbury town centre. The property is prominently located adjacent to the busy A39. Nearby occupiers include B&Q, Travis Perkins and Travelodge.

Description

The property comprises a modern ground floor trade counter unit which is highly visible from the A39. The property also benefits from two vehicle access roller shutter doors and a forecourt providing car parking.

Tenure

Freehold.

VAT

Vat is applicable to this lot.

The adjoining property is being offered as Lot 3.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter (B1, B2 or B8)	594.57 sq m (6,400 sq ft)	SCREWFIX DIRECT LIMITED (1)	10 years from 21/12/2010 until 2020 (2)	£35,000	21/12/2015
Totals		594.57 sq m (6,400 sq ft)			£35,000	

(1) For the year ending 2nd February 2013, Screwfix Direct Limited reported a turnover of £577,247,000, pre-tax profits of £34,223,000 and a total net worth of £191,332,000. (Source: www.riskdisk.com 19/12/2013)
(2) The lease provides for a tenant option to determine the lease on 21st December 2015.

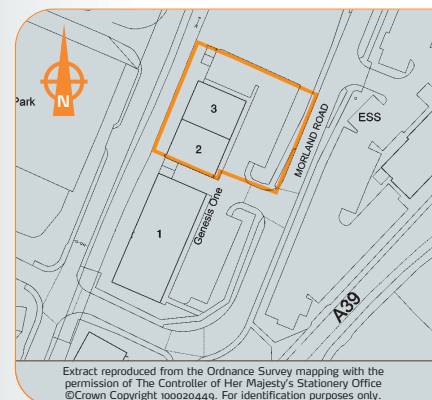
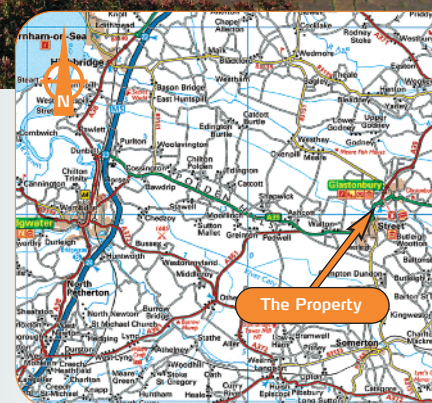
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