

Halfords Autocentre, Riversway Retail Park, Mariners Way, Preston PR2 2YN

Well Located Motor Trade Investment

Lot 5

£38,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Reception/ Workshop/ Ancillary	380.90 sq m (4,100 sq ft)	HALFORDS AUTOCENTRES LIMITED (1)	10 years from 16/07/2014 until 15/07/2024 on a full repairing and insuring lease	£38,500	16/07/2019 (outstanding)
Total		380.90 sq m (4,100 sq ft)			£38,500	

(1) For the year ending 30th March 2018, Halfords Autocentres Limited reported a turnover of £157,871,000, pre-tax profits of £2,418,000 and a total net worth of £32,737,000 (Source: Experian 04/11/2019). Halfords has more than 300 Autocentres, and is one of the UK's leading operators in car repairs (Source: www.halfords.com 04/11/2019).

Key Details

- Let to Halfords Autocentres Limited until July 2024 (no breaks)
- July 2019 break option NOT exercised
- Forms part of Riversway Retail Park
- Nearby occupiers include Morrisons, Homebase, McDonald's, DFS and Pets at Home

On behalf of  **Morrisons**
Since 1859

Location

Miles: 1.5 miles west of Preston town centre
15 miles south-east of Blackpool
56 miles south-west of Leeds
Roads: A583, A59, M6 (Junction 31)
Rail: Preston
Air: Liverpool John Lennon Airport

Situation

The property is located within the established Riversway Retail Park, adjacent to a major Morrisons Superstore. Riversway is a popular retail park located 1.5 miles west of Preston city centre, adjacent to Preston Marina. The park houses occupiers including Homebase, McDonald's, DFS and Pets at Home.

Description

The property comprises a single storey motorist centre comprising reception and workshop accommodation. The property benefits from rights to parking.

Tenure

Long Leasehold. Held for a term of 125 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band B. Available in the legal pack at acuitus.co.uk



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