

Unit 16, Lumina Park Enfield, London EN1 1SW

lot 27

Modern Motor Trade Investment

- Entirely let to Halfords Autocentres Limited until 2028
- RPI linked Rent Reviews in 2018 and 2023
- Nearby occupiers include Travelodge, BMW Jemca Toyota, Big Yellow Storage and City

- Electrical Factors
- Located on the modern Lumina Business Park
- Benefits from Car Parking and Electric Roller Shutter Door
- Six Week Completion

£47,700
per annum
exclusive
with minimum
fixed increases
in 2018 and
2023



Location

Miles: 11 miles north of Central London
20 miles east of Watford
28 miles west of Chelmsford

Roads: A10, M25 (Jct 25), A406, A110,

Rail: Southbury Station, Bush Hill Park Station
(30 mins to London Liverpool Street)

Air: London City Airport

Situation

The property is situated within the modern Lumina Business Park, a mixed use commercial development located on the Great Cambridge Road (A10) which leads directly into Central London and links with both the A406 to the south and Junction 25 of the M25 to the north. Nearby occupiers include Travelodge, BMW Jemca Toyota, Big Yellow Storage and City Electrical Factors.

Description

The property comprises a single storey motor trade unit. The property benefits from an eaves height of 6m, an electrical roller shutter door and parking on the estate.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Motor Trade	325 sq m (3,500 sq ft)	HALFORDS AUTOCENTRES LIMITED (1)	15 years from 03/06/2013 until 02/06/2028 on a full repairing and insuring lease	£47,700	03/06/2018 and 03/06/2023 (2)
Totals		325 sq m (3,500 sq ft)			£47,700 with minimum fixed increases in 2018 and 2023 (2)	

(1) For the year ending 30th March 2012, Halfords Autocentres Limited, a subsidiary of Halfords Group Plc, reported a turnover of £110,784,000, pre-tax profits of £3,803,000 and a total net worth of £28,529,000. (Source: www.riskdisk.com 18/09/2013)

(2) The lease provides for the rent to be increased five yearly in line with the RPI, subject to a minimum of 1% and a maximum of 3%.

For further details please contact:

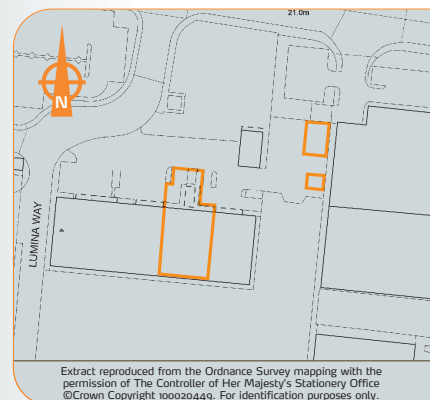
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