

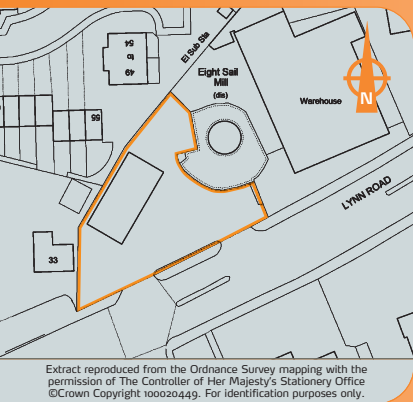
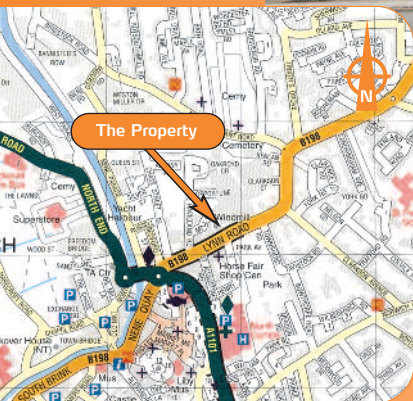
lot 8

**Kwik-Fit, Mill Service Station, Lynn Road
Wisbech, Cambridgeshire PE13 3DE**

Rent
£36,500
per annum
exclusive
rising to a
minimum of
£42,313.50
p.a.x. in 2017

Freehold Tyre Depot Investment

- Entirely let to Kwik-Fit (GB) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2032
- Located on the busy Lynn Road (B198) close to junction with the A101
- Minimum fixed rental uplift in 2017
- Six Week Completion



Location

Miles: 13 miles south-west of King's Lynn
21 miles north-east of Peterborough
Roads: A101, A47
Rail: March Rail, Whittlesea Rail
Air: Birmingham International Airport, Luton Airport

Situation

The property is situated in a prominent position on the northern side of Lynn Road (B198) some 0.5 miles from Wisbech town centre, close to its junction with the A101 and adjacent to Leach's Mill, a former windmill.

Description

The property comprises a ground floor tyre depot with reception area and storage and staff accommodation. The property also benefits from a forecourt with marked car parking spaces for 10 cars, 2 roller shutter doors and an approximate site area of 0.11 hectares (0.29 acres).

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	323 sq m (3,477 sq ft)	KWIK-FIT (GB) LIMITED (1) guaranteed by Kwik-Fit Holdings Limited (2)	25 years from 20/03/2007 until 19/03/2032	£36,500	20/03/2017 and 20/03/2022 (3)

Totals 323 sq m (3,477 sq ft) **£36,500 rising to a minimum of £42,313.50 in 2017**

- (1) Kwik-Fit are experts in automotive repair including tyres, MoT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 Centres. (Source: www.kwik-fit.com 29/10/2013)
- (2) For the year ending 31st March 2012, Kwik-Fit Holdings Limited reported pre-tax profits of £174,094,000 and a total net worth of £11,407,000. (Source: www.riskdisk.com 29/10/2013)
- (3) The lease provides for the 2017 review to be calculated to the higher of the market rent or 115.9274% of the passing rent (which equates to £42,313.50 p.a.x.). The subsequent review in 2022 is to be calculated to the higher of the passing rent or the market rent.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Dickson Minto WS
16 Charlotte Street, Edinburgh EH2 4DF.
Tel: +44 (0)131 225 4455.
Email: nicola.allan@dmws.com
Ref: Nicola Allan.

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.