Wiltshire SN2 1EA

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Freehold Ground Rent Investment

Wiltshire SN2 1EA



EPC



Property Information

Every Experiment Let to Huw Grays Limited until December 2116 (No Breaks) Providing 92 years unexpired to lease expiry 5 yearly rent reviews to 15% of Open Market Rental Value Site Area of approx. 0.53 Ha (1.32 Acres) Situated in the well established Hawksworth Trading Estate Busy Industrial Location

200

Lot	Auction
4	25th September 2024

Rent Status £26,000 per Annum Exclusive Available

Sector Auction Venue
Ground Rent Live Streamed Auction

Location **Miles** 15 miles south of Cirencester, 39 miles east of Bristol A3102, M4 **Roads** Swindon Railway Station Rail Bristol Airport Air Situation The property is located in the well established Hawksworth Trading Estate, conveniently positioned adjacent to the Great Western Way (B4289) and some 700 metres north west of Swindon Railway Station. Nearby occupiers on The Hawksworth Trading Estate include Brewers, TPS Auto Parts, Smart Car UK and Skoda Parts Direct. **Tenure** Freehold.

Description

The property comprises a site of 0.53 Ha (1.32 Acres) upon which sits a trade counter/ warehouse with yard area.

VAT

VAT is applicable to this lot.

DISCLAIME

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Review	Reversion
0.53	(1.32)	HUW GRAYS LIMITED	125 years from 01/01/1992	£26,000	01/01/2027 and 5 yearly thereafter (1)	31/12/20116

(1) The 5 yearly rent reviews are geared to 15% of Open Market Rental Value.

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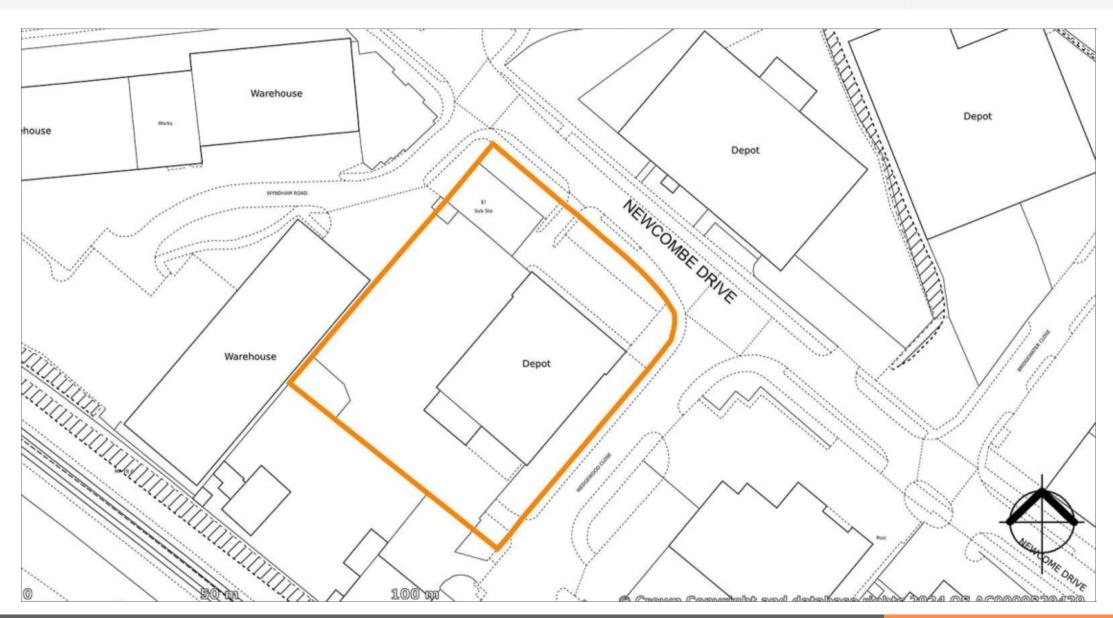


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Contacts

Acuitus

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

Stevens & Bolton LLP Wey House, Farnham Road Guildford GU1 4YD

Joanne Purnell 01483 302264 joanne.purnell@stevens-bolton.com

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