

**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



# Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud, Gloucestershire GL5 3JU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



## Property Information

### Freehold Tyre and Exhaust Depot Investment

- Let to Kwik Fit (GB) Limited until 2044 (Subject to Option)
- New Reversionary lease signed for 15 year term from June 2029
- Prominent Tyre Depot situate 250 metres South west of Stroud Town Centre
- Kwik Fit in occupation since at least 2004
- Neighbouring Occupiers include Toolstation, Malvern Tyres, Travis Perkins, City Electrical Factors and Jewson.
- 

#### Lot

25A

#### Auction

29th October 2026

#### Rent

£22,500 per Annum Exclusive

#### Status

Available

#### Sector

Trade Counter/Builders  
Merchants, Motor Trade, Motor  
Workshop, Exhaust/Tyres

#### Auction Venue

Live Streamed Auction

### Location

Miles 9 miles south of Gloucester, 11 Miles west of Cirencester,  
32 miles north-east of Bristol

Roads A417, A419, M5 (Junction 13)

Rail Stroud Railway Station

Air Bristol Airport

### Situation

The property is prominently situated on the south side of Bath Road (A46) close to the busy roundabout junction with Dr Newton's Way (A419) and approximately 250 metres south of Stroud town centre. Neighbouring Occupiers include Toolstation, Malvern Tyres, Travis Perkins, City Electrical Factors and Jewson.

### Tenure

Freehold.

### EPC

Please refer to Legal Pack.

### Description

The property comprises a modern tyre depot benefitting for an eaves height of approximately 4.5m (14.5 ft) and 3 vehicle bays.

The property benefits from a site area of 0.09 Hectares (0.22 Acres) with an approximate site coverage of 26%.

### VAT

VAT is not applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract 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.

Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

| Floor                        | Use                   | Floor Areas<br>Sq m | Floor Areas<br>Sq ft | Tenant                                  | Term                                        | Rent p.a.x. | Rent Review<br>(Reversion)                  |
|------------------------------|-----------------------|---------------------|----------------------|-----------------------------------------|---------------------------------------------|-------------|---------------------------------------------|
| Ground<br>Mezzanine          | Workshop<br>Ancillary | 227.06<br>114.48    | 2,444<br>1,232       | Kwik Fit (GB) Limited (CRN01009184) (2) | 40 years from 11th June 2004 until 2044 (3) | £22,500     | 11/06/2029 and 5 yearly.<br>(10/06/2044)(3) |
| Total Approximate Floor Area |                       | 341.54              | 3,676 (1)            |                                         |                                             |             |                                             |

(1) The floor areas stated above are those published by the Valuation Office / HMRC at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/236575214> .

(2) Kwik Fit (GB) Limited (crn 01009184) was incorporated in April 1971 and for the year ending 31st March 2025 Revenue of £751,736,000., Pre Tax Profits of £47,929,000. and Total Assets of £653,841,000.. (Source: Annual Report and Financial Statements as published at Companies House. 12/10/2026).

(3) The property is let for a period of 40 years by virtue of a lease for a terms of 25 years from 11th June 2004 until 10th June 2029 and a Reversionary lease for a period of 15years from 11th June 2029 until 10th June 2044. The Reversionary lease provides for tenant Options to Determine the lease on 11th June 2034 and 2039.

**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



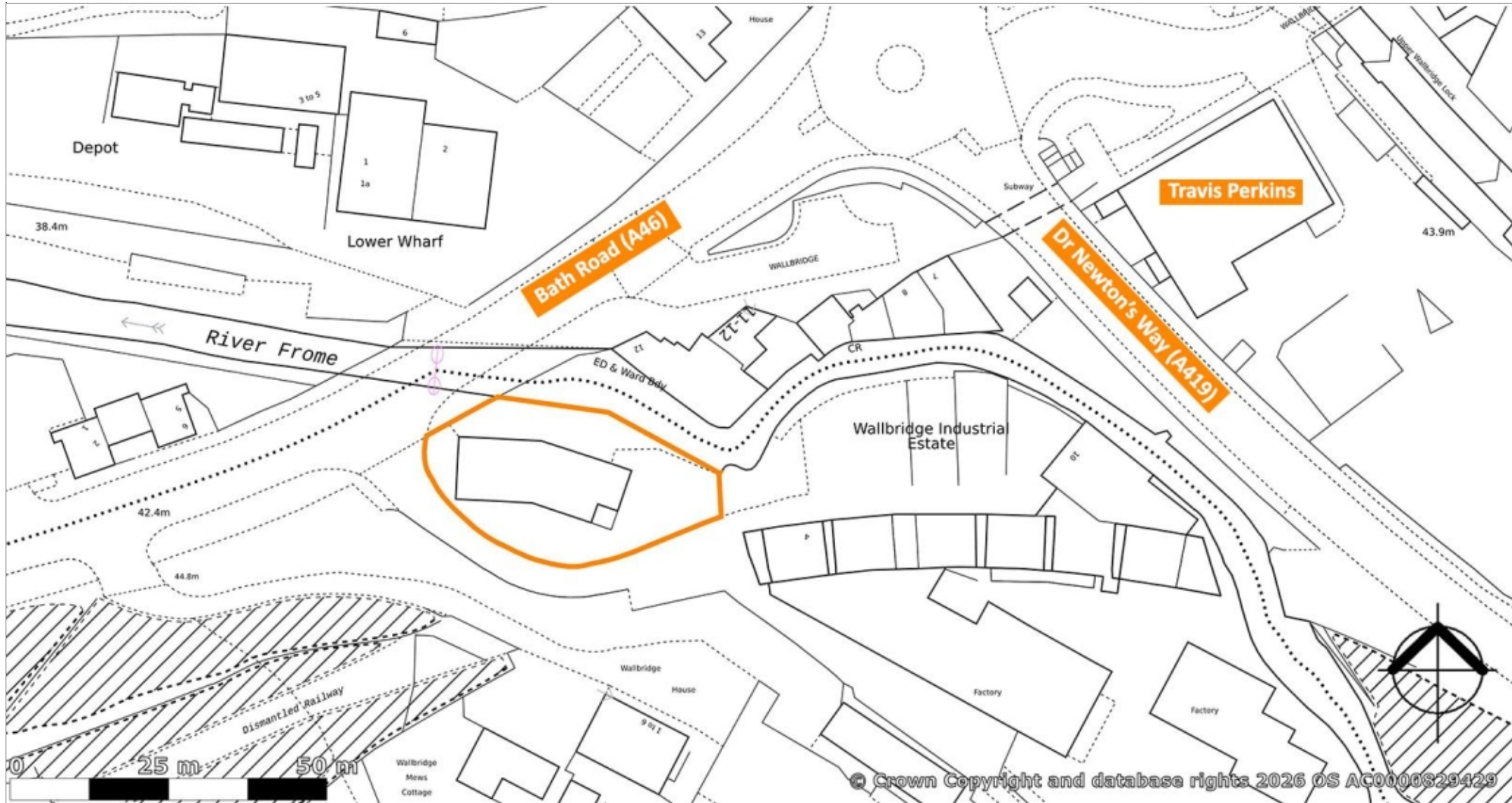
**Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud,  
Gloucestershire GL5 3JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



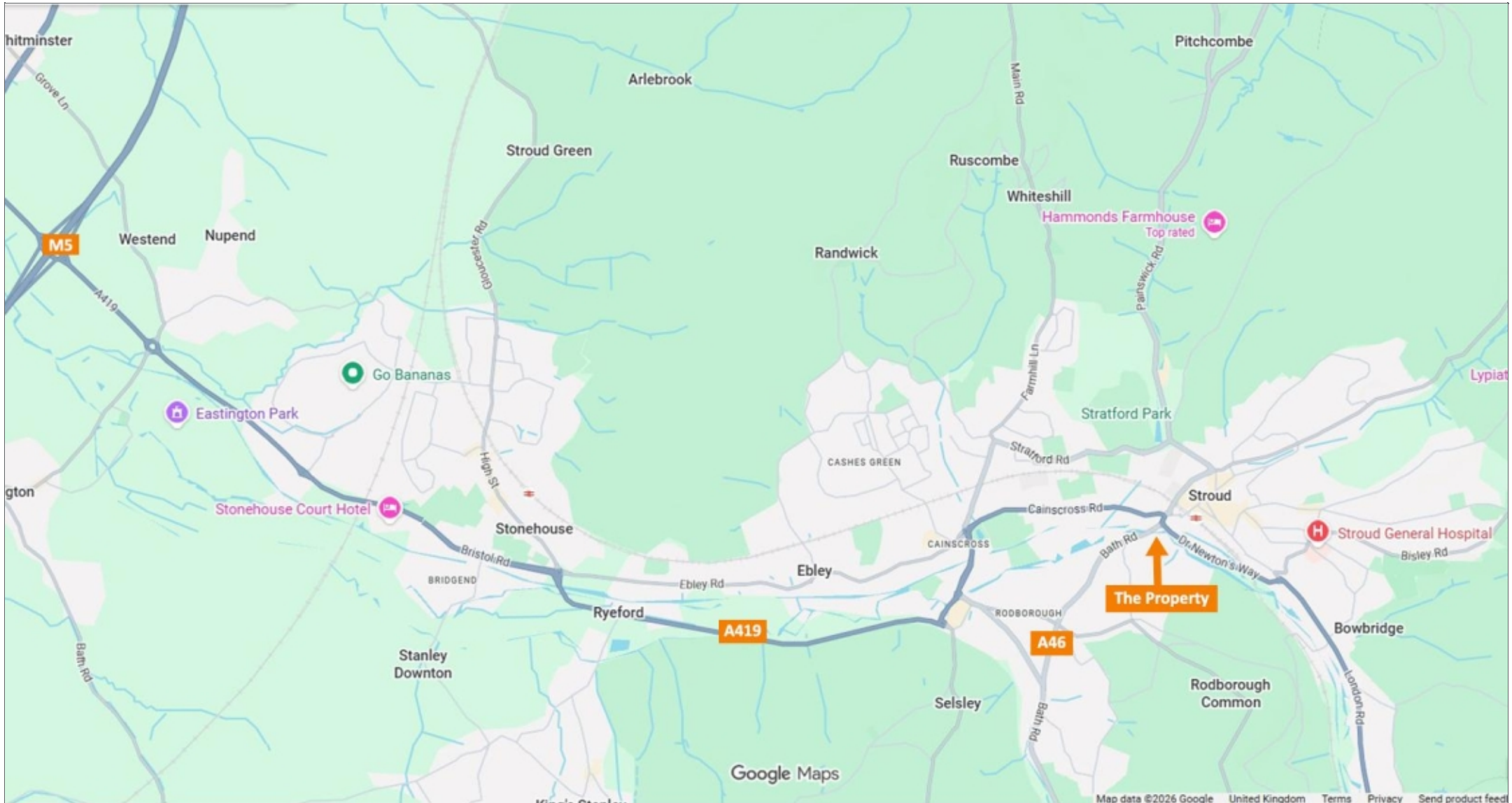
# Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud, Gloucestershire GL5 3JU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



# Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud, Gloucestershire GL5 3JU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



# Lot 25A, Kwik Fit, Wallbridge, Bath Road (A46), Stroud, Gloucestershire GL5 3JU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Gway Kanokwuttipong**  
+44 (0)20 7034 4864  
+44 (0)7456 888 750  
[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

**Porter Dodson**  
The Quad, Blackbrook Park Avenue  
Taunton  
Somerset  
TA1 2PX

**Ben Hingley**  
01823625892  
[ben.hingley@porterododson.co.uk](mailto:ben.hingley@porterododson.co.uk)

### Associate Auctioneers



**Alpha Browett Taylor**  
3rd Floor, 112 Clerkenwell Road  
London  
EC1M 5SA

**Jack Foreman**  
020 3475 7450  
[jack.foreman@alphaproperty.co.uk](mailto:jack.foreman@alphaproperty.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2026