

lot 41

Rent
£92,500
per annum
exclusive

Units A, B & C, Stratford Road Wolverton, Milton Keynes MK12 5RS

Freehold Trade Counter/Motor Trade
Investments

- Approximately 75% of income secured against Kwik-Fit Properties Limited and Wolseley UK Ltd
- Approximate site area of 0.60 hectares (1.48 acres)
- Six Week Completion Period Available

- Approximately 8 miles from Junction 14 of the M1 and 1 mile from the A5
- Nearby occupiers include Murco Petrol Station, Premier Convenience Store, RailCare, MK Car Store and The Radcliffe School



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Location

Miles: 4 miles north west of Milton Keynes
15 miles south of Northampton
Roads: A422, A5, M1
Rail: Wolverton Railway Station
Air: Luton Airport

Situation

The property is prominently situated on the northern side of Stratford Road, opposite its junction with Christchurch Grove, some 0.5 miles west of the town centre. Stratford Road leads directly to the A5, the major trunk road providing access to the M1 and M6. Nearby occupiers include Murco Petrol Station, Premier Convenience Store, RailCare, MK Car Store and The Radcliffe School.

Description

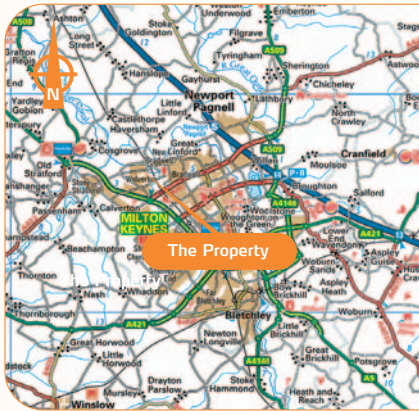
The property comprises three ground floor trade counter/motor trade units with an extensive yard and car parking area totalling an approximate site area of 0.60 hectares (1.48 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
A	Tyre Depot	366.96 sq m (3,950 sq ft)	KWIK-FIT PROPERTIES LIMITED (1)	25 years from 04/06/1999 until 03/06/2024	£40,000	04/06/2014
B	Trade Counter	353.03 sq m (3,800 sq ft)	WOLSELEY UK LIMITED (2) (t/a Plumb Center/Parts Center)	15 years from 09/08/1999 until 08/08/2014	£28,500	(09/08/2014)
C	Office	264.77 sq m (2,850 sq ft)	SAXON BRIDGE AUTOMOTIVE LTD (3)	10 years from 12/08/2009 until 11/08/2019 (4)	£24,000	(12/04/2014)
Totals		987.76 sq m (10,600 sq ft)			£92,500	

(1) For the year ending 31st December 2009, Kwik-Fit Properties Limited reported a turnover of £70,000, pre-tax profits of £678,000 and a total net worth of £10,099,000. (Source: www.riskdisk.com 12/04/2011). (2) Wolseley UK Ltd is a FTSE 100 company, the largest specialist trade distributor of plumbing and heating products to professional contractors and a leading supplier of building materials to the professional market. They operate from 4,400 branches in 25 countries worldwide and have 47,000 employees. (Source: www.wolseley.com 12/04/2011). (3) Established in 2005, Saxon Bridge is a Milton Keynes based family-run used car dealership and one of only two car dealerships in Milton Keynes that are Trading Standards approved. (Source: www.saxonbridge.com 12/04/2011). (4) Under the terms of the lease, both the tenant and landlord have an option to determine the lease on the fifth anniversary of the term, subject to 6 months' notice.

For further details please contact:

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