

lot 4

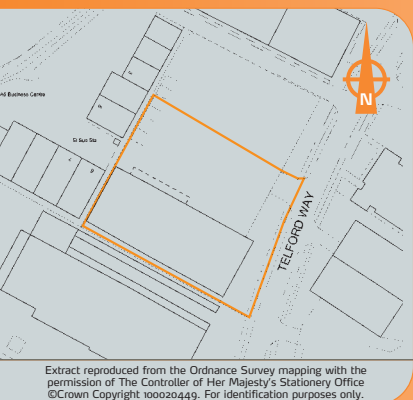
Rent
£66,000
per annum
exclusive

Travis Perkins, 22 Telford Way Kettering, Northamptonshire NN16 8UN

**Freehold Industrial Trade Counter
Investment**

- Let to Travis Perkins (Properties) Limited until 2028
- Established industrial estate and trade counter location

- Nearby occupiers include Build Center, Howdens and Jewsons
- Site area approximately 0.39 hectares (0.97 acres)
- Six Week Completion Available



Location

Miles: 1 mile north of the town centre, 15 miles north-east of Northampton, 26 miles south-east of Leicester

Roads: A14, A43

Rail: Kettering

Air: Nottingham East Midlands Airport

Situation

The property is situated on the established Telford Way Industrial Estate, approximately 1 mile from the town centre. The property benefits from excellent communication routes, via Junction 7 of the A14 to the M1 and M6 in the west and the wider motorway network. Other national nearby occupiers include Build Centre, Jewsons and Howdens.

Description

The property comprises a single storey detached warehouse, trade counter and office accommodation. In addition there are two loading doors and covered loading area to the rear of the property, leading to an external storage area and further car parking. The site area extends to 0.39 hectares (0.97 acres) with a site coverage of approximately 68%.

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	Warehouse	1,013.33 sq m	(10,908 sq ft)	TRAVIS PERKINS (PROPERTIES) LTD (1) (2)	20 years from 01/06/2008 until 2028 on a full repairing and insuring lease	£66,000	31/05/2013 & 5 yearly
Ground	Retail Area	413.61 sq m	(4,452 sq ft)				
Ground	Works Office	32.32 sq m	(348 sq ft)				
Ground	Canopy	83.80 sq m	(902 sq ft)				
Totals		1,543.06 sq m (16,609 sq ft)				£66,000	

(1) Travis Perkins is a leading company in the builders' merchant and home improvement markets, and is a main supplier to the building and construction market. Travis Perkins operates 16 businesses from more than 1,800 sites across the UK and Ireland. The group includes, Keyline, Wickes, Tile Giant, Toolstation and BSS. (Source: www.travisperkinsplc.co.uk)

(2) For the year ending 31st December 2010 Travis Perkins (Properties) Limited reported a turnover of £61,056,000, a pre-tax profit of £45,582,000 and a total net worth of £228,685,000. (Source: www.riskdisk.com 08/03/2012)

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