

## Kwik-Fit, 30 Regent Street Leeds LS2 7QN

lot 34

### Freehold Tyre Depot Investment

- Let to Kwik-Fit (Properties) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2024
- Prominently located on the busy A61 Regent Street
- Neighbouring occupiers include Shell, Leeds Central College, Christopher Pratts Furnishings, J & S Accessories and Maplin
- Six Week Completion

Rent  
**£73,314**  
per annum  
exclusive



### Location

Miles: 25 miles south-west of York  
42 miles north-east of Manchester  
Roads: A61, A64 (M), A58 (M), M1  
Rail: Leeds Railway Station  
Air: Leeds Bradford Airport

### Situation

The property is located immediately north-east of the city centre in a prominent corner location on the east side of Regent Street (A61), at its junction with Millwright Street. Neighbouring occupiers include Shell, Leeds Central College, Christopher Pratts Furnishings, J & S Accessories and Maplin.

### Description

The property comprises a ground floor tyre fitting depot with reception area, storage and staff accommodation. The property also benefits from having 6 vehicle access bays and forecourt car parking accommodating approximately 12 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Tyre & Exhaust Centre	520.46 sq m (5,602 sq ft)	<b>KWIK-FIT (PROPERTIES) LIMITED</b> (1) guaranteed by Kwik-Fit Holdings Limited (2)	30 years from 04/02/1994 until 2024 on a full repairing and insuring	£73,314	04/02/2014 and 5 yearly
<b>Totals</b>		<b>520.46 sq m (5,602 sq ft)</b>			<b>£73,314</b>	

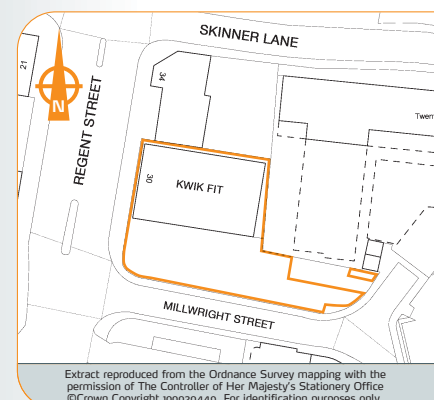
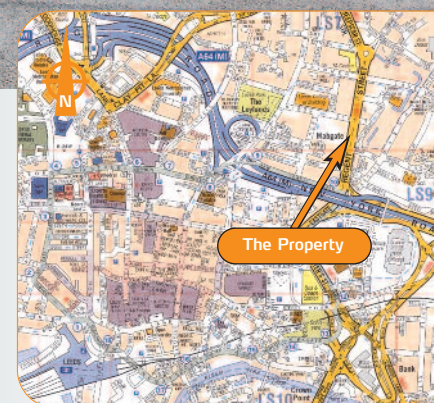
- (1) For the year ending 31/03/2012, Kwik-Fit (Properties) Limited reported a turnover of £71,000, pre-tax profits of £440,000 and a total net worth of £10,902,000. (Source: www.riskdisk.com 13th June 2013)
- (2) For the year ending 31/03/2012, Kwik-Fit Holdings Limited reported pre-tax profits of £174,094,000 and a total net worth of £11,407,000. (Source: www.riskdisk.com 13th June 2013)

### For further details please contact:

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