

lot 46

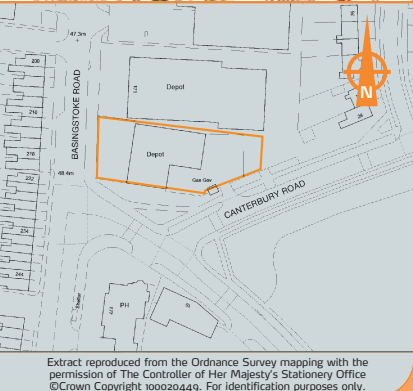
**Kwik-Fit Training Academy, 173 Basingstoke Road
Reading, Berkshire RG2 0HF**

Rent
£140,216.15
per annum
exclusive

Freehold Industrial/Office Investment

- Let to Kwik-Fit Properties Ltd with guarantee from Kwik-Fit Holdings Ltd until 2029 (no breaks)
- One of Kwik-Fit's five training academies in the UK

- Comprises 1,298.27 sq m (13,975 sq ft)
- Prominently located on busy arterial route
- Nearby occupiers include Morrisons, Ford, Peugeot and National Tyres



Location

Miles: 25 miles south of Oxford
42 miles west of Central London
Roads: A33, A327, M4 (Junction 11)
Rail: Reading Railway Station
Air: London Heathrow Airport

Situation

Reading is a popular university town situated in the affluent Thames Valley and benefits from excellent communication links, located immediately to north of the M4 providing access to the west of England and the M25 and London to the east. The property is prominently situated at the junction of Basingstoke Road and Long Barn Lane. Basingstoke Road is a busy arterial route between Reading town centre to the north and the A33 to the south. Nearby occupiers include Morrisons, Ford, Peugeot and National Tyres. Brunel Retail Park and Reading Gate Retail Park are located a short distance away.

Description

The property comprises a ground floor workshop (used to demonstrate and teach) with self-contained office accommodation on the first and second/attic floors, accessed from the side. The property benefits from five bays that are not currently used, a forecourt and a rear yard (accessed via Canterbury Road), providing a total of approximately 30 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Workshop	548.85 sq m (5,908 sq ft)	KWIK-FIT PROPERTIES LTD (1) guaranteed by Kwik-Fit Holdings Limited (2)	30 years from 24/02/1999 until 2029 on a full repairing and insuring lease	£140,216.15	24/02/2019 & 5 yearly
First	Offices	508.72 sq m (5,476 sq ft)				
Second/Attic	Offices	240.70 sq m (2,591 sq ft)				
Totals		1,298.27 sq m (13,975 sq ft)			£140,216.15	

- (1) For the year ending 31/03/2014, Kwik-Fit Properties Limited reported a turnover of £51,000, pre-tax profits of £146,000 and a total net worth of £2,020,000. (Source: www.riskdisk.com 16/09/2014)
- (2) For the year ending 31/03/2014, Kwik-Fit Holdings Limited reported pre-tax profits of £95,410,000 and a total net worth of £28,518,000. (Source: www.riskdisk.com 16/09/2014)

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Savills
33 Margaret Street, London W1G 0JD.
Tel: +44 (0)20 7409 8731.
Email: jvivan@savills.com
Ref: James Vivian.



Solicitors:

Russell Cooke LLP
2 Putney Hill, London SW15 6AB.
Tel: +44 (0)20 8789 9111.
Email: adrian.demello@russell-cooke.co.uk
Ref: Adrian De Mello.