

248 Muller Road Horfield, Bristol BS7 9ND

lot 23

Freehold Tyre Depot Investment

- Entirely let to Kwik-Fit Properties Ltd with a guarantee from Kwik-Fit Holdings Ltd
- Lease expires February 2029 (no breaks)
- Nearby occupiers include National Car Rental, Europcar Car Rental and B&Q
- Prominent location close to M32 motorway

Rent
£38,949.17
per annum
exclusive



Location

Miles: 3 miles north-east of Bristol City Centre
13 miles north-west of Bath
Roads: A432, M32 (Junction 2), M4 (Junction 19)
Rail: Bristol Parkway Railway Station
Air: Bristol Airport

Situation

The property is situated in a prominent position on the south side of the busy Muller Road, opposite its junction with Shaldon Road. Muller Road runs directly off the M32 (Junction 2). Europcar Car Rental is located adjacent to the property.

Description

The property comprises a ground floor tyre and exhaust depot with ancillary accommodation on the first floor. The property benefits from a forecourt with car parking spaces for approximately 10 cars.

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/ Motor Trade	286.93 sq m (3,088 sq ft)	KWIK-FIT PROPERTIES LIMITED (1) with a guarantee from Kwik-Fit Holdings Limited (2)	30 years from 24/02/1999 until 23/02/2029 on a full repairing and insuring lease	£38,949.17	24/02/2019 and five yearly
First	Ancillary	61.31 sq m (660 sq ft)				
Totals		348.24 sq m (3,748 sq ft)			£38,949.17	

(1) For the year ending 31st March 2014, Kwik-Fit Properties Limited reported a total net worth of £2,020,000 (Source: www.riskdisk.com 15/01/2015). Please note the property has been sublet at the rent passing, to a tenant trading as Ablefit Tyre and Exhaust (who trade from two other branches in Bristol).

(2) For the year ending 31st March 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 15/01/2015)

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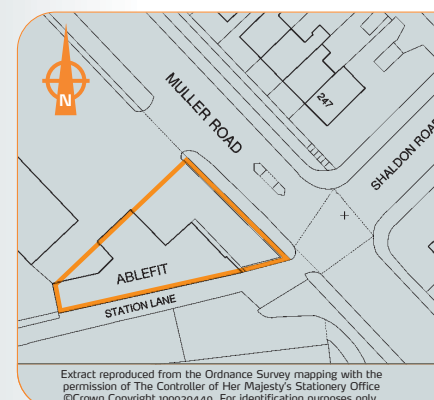
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3958.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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