

## lot 60

# Jewson, Unit 1, Tivoli Brooks Margate, Kent CT9 5TB

Rent  
**£115,000**  
per annum  
exclusive  
(gross),  
£103,500  
(net)

### Substantial Trade Counter Investment

- Entirely let to Saint-Gobain Building Distribution Ltd (t/a Jewson) until 2026 (no breaks)
- Self-contained unit comprising 3,108 sq m (33,460 sq ft)
- Nearby occupiers include Howdens Joinery, All Saints Industrial and SC Motor Factors
- Approximate site area of 2.078 acres (0.8409 hectares)





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**Location**

Miles: 16 miles north-east of Canterbury  
42 miles north-east of Maidstone  
77 miles south-east of London  
Roads: A255, B2052, A28  
Rail: Margate Rail (direct to London King's Cross and Victoria)  
Air: London City Airport

**Situation**

Margate is a popular coastal town situated on the north Kent coast and benefitting from excellent road communications. The property is situated 5 minutes drive to the south-west of the town centre in a predominantly industrial area. Nearby occupiers include Howdens Joinery, Margate Football Club, All Saints Industrial and SC Motor Factors.

**Description**

The property comprises a standalone trade counter unit with ancillary accommodation over part ground and first floors. The site benefits from a large yard area including car parking spaces and a total approximate site area of 2.078 acres (0.8409 hectares).

**Tenure**

Long Leasehold held from Thanet District Council for 250 years from 14/06/2013 until 13/06/2263, at a rent of £11,500 pa, reviewed 10 yearly to the higher of 10% of OMRV or 10% of the gross passing rent.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (gross)	Reviews
Ground	Trade Counter/Ancillary	3,108 sq m (33,460 sq ft)	<b>SAINT-GOBAIN BUILDING DISTRIBUTION LIMITED (1)</b> <b>(t/a Jewson) (2)</b>	15 years from 25/03/2011 until 24/03/2026 on a full repairing and insuring lease	£115,000	25/03/2016 and 25/03/2021
<b>Totals</b>		<b>3,108 sq m (33,460 sq ft)</b>			<b>£115,000</b>	

(1) Saint-Gobain Building Distribution (SGBD) is Europe's largest distributor of building materials with a network of 4,200 sales outlets and annual sales of €19.7 billion. In the UK and Ireland alone, Saint-Gobain's businesses employ 17,000 people across 1,000 sites, including both manufacturing and distribution companies. (Source: www.jewson.co.uk 25/09/2015)

Saint-Gobain Building Distribution Limited is a subsidiary of Saint-Gobain Limited, and has a D & B rating of 5A1. For the year ending 31st December 2014, Saint-Gobain Limited reported a turnover of £18,709,000, pre-tax profits of £18,370,000 and a total net worth of £1,338,966,000 (Source: Experian Group 25/09/2015)

(2) Jewsons was acquired by Saint-Gobain in 2000 and is the UK's leading chain of building merchants with over 600 branches across the country. (Source www.jewson.co.uk 14/09/2015)

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**Buyer's Legal Report Service**

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