

lot 20

**Plumb Center & Parts Center, Black Lane
Macclesfield, Cheshire SK10 2AY**

Rent
£32,018 (3)
per annum
exclusive
(rising to
£35,351 per
annum
exclusive in
2017)

Trade Counter Investment

- Entirely let to Wolseley UK Ltd until 2022 with an option to renew for a further 15 years
- Five yearly fixed rental uplifts
- Established industrial area
- Nearby occupiers include Enterprise Rent-a-Car, Tesco Supermarket, Speedy Hire and Co-Op
- On-site car parking & service yard
- SPV available (Stamp Duty Saving)



The Property



Location

Miles: 0.5 miles north-east of the town centre
17 miles south of Manchester
40 miles west of Sheffield
Roads: A523, A537, A53, M6 (Junction 19)
Rail: Macclesfield Railway Station
Air: Manchester Airport

Situation

The property is situated 0.5 miles north-east of the town centre in a prominent corner position in an established industrial location on the east side of Black Lane, at its junction with Hurdsfield Road. The property is adjacent to Enterprise Rent-a-Car with other nearby occupiers including a Johnstone's Leyland Decorating Centre, Speedy Hire, Co-Op and Tesco.

Description

The property comprises a TWO STOREY INDUSTRIAL UNIT providing TRADE COUNTER and WAREHOUSE ACCOMMODATION with ADDITIONAL STORAGE on the first floor. The property benefits from a SERVICE YARD to the rear and PARKING to the front giving a total approximate site area of 0.1 hectares (0.24 acres).

Tenure

Virtual Freehold. Held from Wolseley UK Ltd for a term of 845 years and 364 days from 18th January 2007 at a peppercorn rent with an option to purchase the freehold interest for £1 after 18th January 2033.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Trade Counter	176.95 sq m (1,905 sq ft)	WOLSELEY UK LTD (1)	15 years from 18/01/2007 to 17/01/2022 on a full repairing and insuring lease (2)	£32,018 (3)	16/01/2012 and 5 yearly thereafter (4)(5)
Ground	Warehouse	304.74 sq m (3,280 sq ft)				
First	Storage	80.29 sq m (864 sq ft)				
Totals		561.98 sq m (6,049 sq ft)			£32,018	

- (1) Wolseley UK Ltd is a FTSE 100 company, the largest specialist trade distributor of plumbing and heating products to professional contractors and a leading supplier of building materials to the professional market. They operate from 4,400 branches in 25 countries worldwide and have 47,000 employees. (Source: www.wolseley.com 13/09/2010)
- (2) Please note that the lease is subject to a Schedule of Condition.
- (3) The current rent reserved is £29,000 p.a.x. Under the terms of the lease there will be a fixed rental increase to £32,018 p.a.x. on 16th January 2012. The vendor will pay the buyer the difference between the current rent reserved of £29,000 p.a.x. and £32,018 p.a.x. from completion of sale until this date. As a result, the property will produce an income of £32,018 p.a.x from completion.
- (4) Under the terms of the lease there will be fixed rental increases equivalent to 2% per annum compound every five years. The fixed rental increases are as follows: 16th January 2012 - £32,018 p.a.x. and 16th January 2017 - £35,351 p.a.x.
- (5) Please note, the tenant will have an option to request a new 15 year lease at open market rental value. The option is subject to a minimum of 12 months' notice.

For further details please contact:

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