

Bathstore & Anbo International, Brookfield Street and Southgate Preston, Lancashire PR1 1NR

lot 52

Freehold Retail/Trade Counter Investment

- Let to Bathstore.com Limited and Anbo International Limited
- Approximately 557.40 sq m (6,000 sq ft)
- Established trade counter location

- Nearby occupiers include Wickes, B&Q, Dreams, Evans Cycles, American Golf, Kwik-Fit, Plumb Center and Pure Gym
- Recent planning permission for change of use of part to student flats (see Planning)

Rent
£60,000
per annum
exclusive



On behalf of
Charity Trustees

Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, A582, A583, M6 (Junction 37), M65 (Junction 1)
Rail: Preston Railway Station
Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

Situation

The property is prominently situated on Brookfield Street and Southgate, one mile north of Preston City Centre. The property is situated in an established retail and trade counter location with nearby occupiers including Wickes, B&Q, Dreams, Evans Cycles, American Golf, Kwik-Fit, Plumb Center and Pure Gym.

Description

The property comprises two retail/trade counter units with parking for 7 cars with the unit let to Bathstore.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Planning

The property at Southgate (Anbo International Limited) received Planning Permission on 31/03/2015 to convert from A1 (Retail) to 10 en-suite student rooms (C4) with alterations to the elevations. For further information: Preston City Council, Town Hall, Lancaster Rd, Preston PR1 2RL. Tel: 01772 906900.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground (Brookfield Street)	Retail 7 Car Parking Spaces	278.70 sq m (3,000 sq ft)	BATHSTORE.COM LIMITED (1)	15 years from 12/07/2004	£39,000	11/07/2019
Ground (Southgate)	Retail	278.70 sq m (3,000 sq ft)	ANBO INTERNATIONAL LIMITED (t/a Flooring Republic) (2)	10 years from 25/06/2015 (3)	£21,000 rising to £25,000 on 29/09/2020	24/06/2025
Totals		557.40 sq m (6,000 sq ft)			£60,000	

- (1) Bathstore is the country's leading specialist bathroom retailer, with 172 stores across the UK. (Source: www.bathstore.com)
For the year ending 31st March 2015, Bathstore.com Limited reported a turnover of £112,012,000, pre-tax profits of negative £2,272,000 and a net worth of £2,170,000. (Source: Experian Group 13/11/2015)
(2) Anbo International (t/a Flooring Republic) was formed in 2007 and is now ranked as the third largest UK importer of solid wood flooring and hardwood products. (Source: www.anbointernational.com)
(3) The lease provides for a mutual option to determine on 28th September 2020.

For further details please contact:

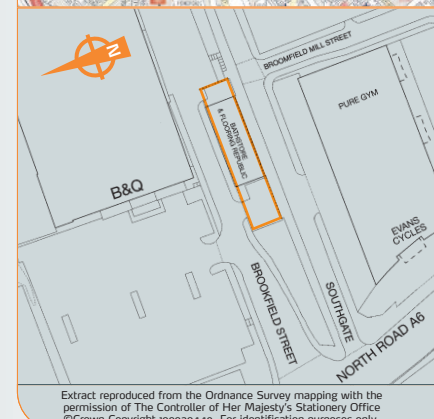
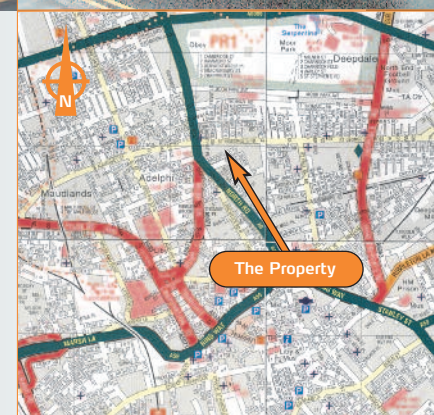
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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