lot 23

Kwik-Fit, 97 London Road High Wycombe, Buckinghamshire HP11 1BU

Rent £115,610.51 per annum exclusive

Freehold Tyre Depot Investment

- Let to Kwik-Fit Properties Limited (guaranteed by Kwik-Fit Holdings Limited) until 2028
- Well located on busy arterial route
- Benefits from forecourt and parking for approximately 12 cars
- Future redevelopment potential (subject to lease and consents)
- Nearby occupiers include Ford, Volkswagen and Majestic Wine

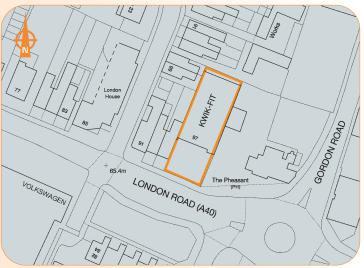






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Miles: 1/2 mile east of High Wycombe town centre

7 miles north-west of Beaconsfield 28 miles north-west of Central London Roads: A4o, A4o4, M4o (Junctions 3 & 4) Rail: High Wycombe Railway Station

London Heathrow Airport Air:

Situation

The property is prominently situated on the north side of the major A40 trunk road leading to High Wycombe town centre to the west, a popular Buckinghamshire London commuter town, and the M4o Motorway to the south-east. Nearby occupiers include Ford and Volkswagen car dealerships and Majestic Wine.

The property comprises a ground floor tyre depot with ancillary accommodation on the first floor and benefits from a roller shutter door and forecourt with parking for approximately 12 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
	Tyre Depot Ancillary	335.84 sq m 312.61 sq m		KWIK-FIT PROPERTIES LIMITED (1) (guaranteed by Kwik-Fit Holdings Limited) (1)	30 years from 25/08/1998 until 24/08/2028 on a full repairing and insuring lease	£115,610.51	25/08/2018 & 25/08/2023

£115,610.51 **Totals** 648.45 sq m (6,980 sq ft)

(i) Kwik-Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres. (Source: www.kwik-fit.com)

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