

## lot 23

Rent  
£115,610.51  
per annum  
exclusive

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

### 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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#### Location

Miles: ½ mile east of High Wycombe town centre  
7 miles north-west of Beaconsfield  
28 miles north-west of Central London  
Roads: A40, A404, M40 (Junctions 3 & 4)  
Rail: High Wycombe Railway Station  
Air: London Heathrow Airport

#### 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 M40 Motorway to the south-east. Nearby occupiers include Ford and Volkswagen car dealerships and Majestic Wine.

#### Description

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
Ground	Tyre Depot	335.84 sq m	(3,615 sq ft)	<b>KWIK-FIT PROPERTIES LIMITED (1)</b> (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
First	Ancillary	312.61 sq m	(3,365 sq ft)				
<b>Totals</b>		<b>648.45 sq m</b>	<b>(6,980 sq ft)</b>			<b>£115,610.51</b>	

(1) 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)

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

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