

lot 37

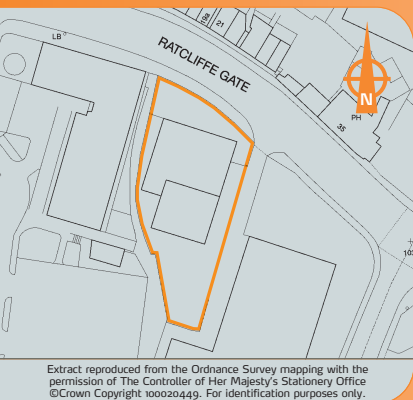
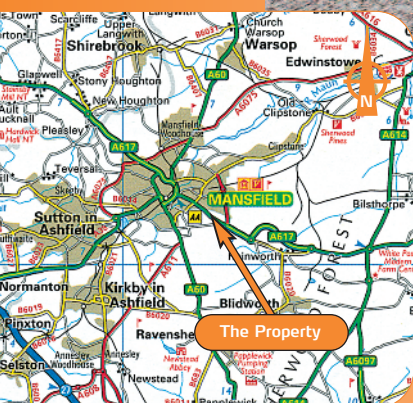
24 & 24A Ratcliffe Gate  
Mansfield, Nottinghamshire NG18 2JL

Rent  
**£60,500**  
per annum  
exclusive

Freehold Industrial/Trade Counter Investment

- Let to PPG Architectural Coatings UK Ltd and Onlymot (MFD) Ltd (guaranteed by Weonlymot Management Ltd)
- Prominent Roadside Position Fronting A6191

- Located near Broadway Industrial Estate
- Nearby occupiers include Jewson, Carpet Direct, Ladbrokes and Dulux



**Location**

Miles: 14 miles north of Nottingham  
22 miles south-east of Sheffield  
30 miles west of Lincoln  
Roads: A6191, A60, A617  
Rail: Mansfield  
Air: Nottingham City Airport

**Situation**

Mansfield is a popular market town located midway between Sheffield and Nottingham and benefitting from good communication links, being just 7 miles east of the M1 Motorway (Junction 28). The property occupies a prominent roadside pitch fronting the A6191, less than 0.7 miles south-east of the town centre. The property is located next to Broadway Industrial Estate, which houses occupiers such as Jewson and Carpet Direct. Other nearby occupiers include Dulux and Ladbrokes.

**Description**

The property comprises a standalone building currently arranged as two industrial/trade counter units. The property benefits from on-site parking for approximately 15 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
24	Ground	Trade Counter (1)	226.03 sq m (2,433 sq ft)	<b>PPG ARCHITECTURAL COATINGS UK LTD (2) (t/a Johnstones Paints)</b>	15 years from 02/06/2008 on a full repairing and insuring lease	£32,500	02/06/2018 (3) (01/06/2023)
24A	Ground	Motor Trade	321.90 sq m (3,465 sq ft)	<b>ONLYMOT (MFD) LTD (4) (with Guarantee)</b>	Approx 5 years 6 months from 29/09/2015 on a full repairing and insuring lease	£28,000	(24/03/2021)
<b>Totals</b>			<b>547.93 sq m (5,898 sq ft)</b>			<b>£60,500</b>	

- (1) Planning permission was granted in 2008 for the change of use of unit 24 from a Tyre Fitting Unit to class B8 Storage and Distribution Unit with Trade Counter and Ancillary Office (Mansfield District Council Planning Ref: 2008/0233/ST).
- (2) For the year ending 31st December 2014, PPG Architectural Coatings UK Limited reported a turnover of £214,019,000, pre-tax profits of £31,336,000 and a total net worth of £130,952,000. (Source: Experian Group 11/01/2016)
- (3) The lease of Unit 24 provides the option to determine on 01/06/2018.
- (4) Onlymot (MFD) Ltd trades as weonlymot.co.uk and has 9 stores across the UK providing a unique, unbiased service of only offering MOTs (Source: weonlymot.co.uk - 11/01/2016).

**For further details please contact:**

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acuitus.co.uk  
**www.acuitus.co.uk**

**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:**

**Helder Roberts and Co**  
58/60 The Square, Chagford, Devon, TQ13 8AE.  
Tel: +44 (0)1647 433161.  
Email: helderroberts@chagford.biz  
Ref: David Floyd-Walker.