

lot 39

**Unit 4, Anglesey Business Park, Anglesey Road
Burton-upon-Trent, Staffordshire DE14 3LX**

Rent
£26,650
per annum
exclusive

**Freehold Motor Trade Investment and
Vacant Land Opportunity**

- Let to Goodyear Dunlop Tyres UK Limited
- Total approximate site area of 0.24 hectares (0.59 acres) including 0.39 acres offered with Vacant Possession
- Development potential (subject to consents)
- Low site coverage of approximately 17%
- Car parking for approximately 26 cars
- Nearby occupiers include Topps Tiles and Booker Wholesale

On behalf of
WESLEYAN



Location

Miles: 12 miles south-west of Derby
29 miles north-east of Birmingham
Roads: A38, A42, A50, M1, M42
Rail: Burton-on-Trent Railway Station
Air: East Midlands Airport, Birmingham Airport

Situation

The property is situated to the south of the town centre in a prominent position on the west side of Anglesey Road, close to its junction with Shobnall Road and forming part of the major Anglesey Business Park. There is a major new residential housing estate opposite the property. Nearby occupiers include Topps Tiles and Booker Wholesale, with the Crown Industrial Estate to the rear of the site.

Description

The property comprises a modern motor trade unit benefitting from 4 vehicle access bays and a mezzanine floor. The property benefits from an approximate site area of 0.24 hectares (0.59 acres), with a site coverage of approximately 17%, which also includes vacant land of approximately 0.39 acres currently used for car parking. The vacant land may benefit from development potential subject to consents.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre	363.06 sq m (3,908 sq ft)	GOODYEAR DUNLOP TYRES UK LIMITED (1)	27 years from 01/04/1992 on a full repairing and insuring lease	£26,650	31/03/2014 (31/03/2019)
Mezzanine	Depot	144.83 sq m (1,559 sq ft)				
Land		0.39 acres	VACANT POSSESSION			
Totals		507.89 sq m (5,467 sq ft)			£26,650	

- (1) Goodyear Dunlop Tyres UK Limited were incorporated in 1927 and for the year ending 31st December 2014 reported a turnover of £311,484,000, a pre-tax profit of £12,289,000 and a total net worth of £85,206,000. (Source: www.riskdisk.com.uk 15/02/2016).
- (2) The property has been sublet to South Cheshire Tyre and Exhaust Limited (t/a HIQ).
- (3) The floor areas stated above were agreed between the parties at the 2007 rent review.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
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See: **www.acuitus.co.uk** for further details

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