

lot 62

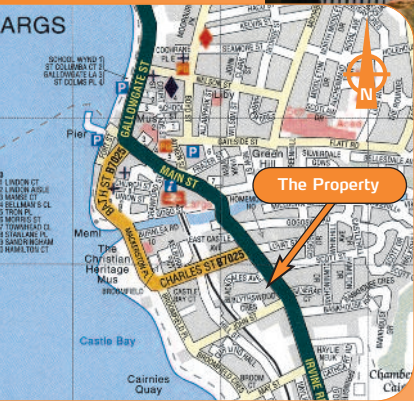
Kwik-Fit, 28 Irvine Road  
Largs, North Ayrshire KA30 8HW

Rent  
£44,052  
p.a.x. (3)

Heritable Tyre Depot Investment

- Let to Kwik-Fit (GB) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2032 (no breaks)

- Prominent roadside position fronting busy Irvine Road (A78)
- Nearby occupiers include Morrisons Superstore, Londis and Gulf Petrol Station



Location

Miles: 21 miles south west of Paisley  
23 miles north west of Kilmarnock  
29 miles west of Glasgow  
Roads: A78, A760, A737  
Rail: Largs Rail  
Air: Glasgow International Airport

Situation

Largs is a popular seaside resort town about 29 miles west of Glasgow adjacent to Clyde Muirshiel Regional Park. The property occupies a prominent roadside location fronting the busy Irvine Road (A78), just 0.3 miles from Largs town centre. Nearby occupiers include Morrisons Superstore, Londis and Gulf Petrol Station.

Description

The property comprises a ground floor tyre depot with reception area and first floor office/ancillary accommodation. The site benefits from a forecourt to park approximately five cars, with additional parking to the side of the property and three roller shutter doors. The title excludes the residential flats at first and second floors at 4 Blackdales Avenue. Please see the legal pack.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Area/sq m (sq ft)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre & Exhaust Centre	513.65 sq m	(5,529 sq ft)	<b>KWIK-FIT (GB) LIMITED (1)</b> <b>(GUARANTEED BY KWIK-FIT HOLDINGS LIMITED) (2)</b>	25 years from 20/03/2007 until 19/03/2032 on a full repairing and insuring lease	£44,052	20/03/2017 and five yearly
First	Office/Ancillary	293.47 sq m	(3,159 sq ft)				
<b>Totals</b>		<b>807.13 sq m</b>	<b>(8,688 sq ft)</b>			<b>£44,052 (3)</b>	

- (1) For the year ending 31st March 2015, Kwik-Fit (GB) Limited reported a turnover of £472,480,000, pre-tax profits of £17,930,000 and a total net worth of £47,325,000. (Source: Experian 04/04/2016)  
(2) For the year ending 31st March 2015, Kwik-Fit Holdings Limited reported a total net worth of £28,527,000. (Source: Experian 31/03/2016)  
(3) The lease provides fixed rental increase to £44,052 in 2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £44,052 p.a.x. from completion of the sale.

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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