

# lot 46

## 236-240 North Road Preston, Lancashire PR1 1RU

Rent  
£134,260  
p.a.x (Gross)  
£112,260  
p.a.x (Net)

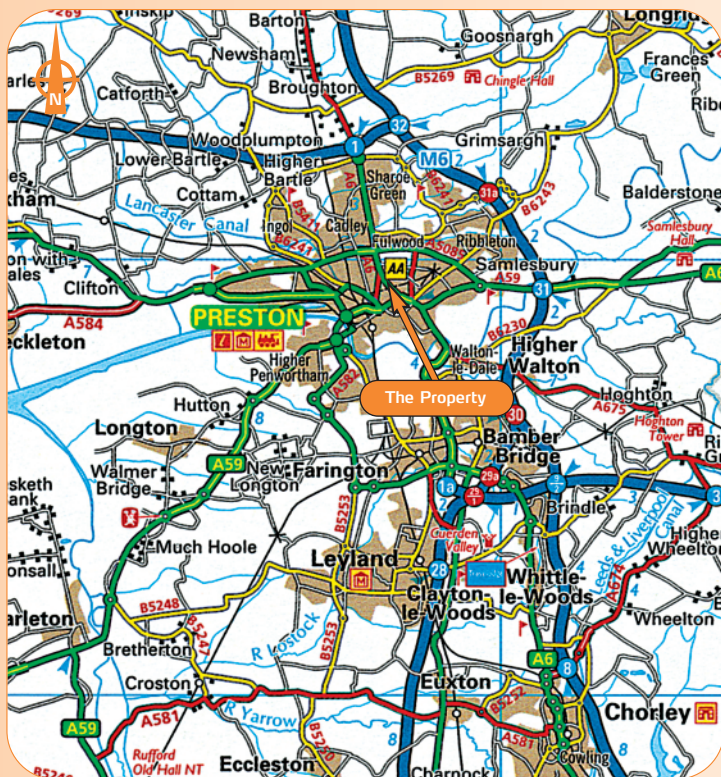
Well located Retail Warehouse  
Investment

- Let to Iceland Foods Limited and Multi-Tile Limited
- Established trade counter location
- Approximately 1,509.30 sq m (16,246 sq ft)
- Nearby occupiers include Wickes, Dreams, Evans Cycles, American Golf, Kwik-Fit, Plumb Center and Pure Gym



On behalf of  
Insolvency  
Practitioners





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 £134,260  
 p.a.x (Gross)  
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**Location**

Miles: 28 miles north-east of Liverpool  
 30 miles north-west of Manchester  
 Roads: A6, A59, A582, A583, M6 (Junction 37), M65 (Junction 1)  
 Rail: Preston Railway Station  
 Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

**Situation**

The property is prominently situated on the east side of North Road at its junction with Great George Street, 1/2 mile north of Preston city centre. The property is situated in an established retail and trade counter location with nearby occupiers including Wickes, B&Q, Dreams, Evans Cycles, American Golf, Kwik-Fit, Plumb Center and Pure Gym.

**Description**

The property comprises a substantial single storey retail warehouse currently arranged as two separate units. The property benefits from on-site car parking and rear access via Great George Street.

**Tenure**

Long Leasehold. Held from Preston City Council for a term of 125 years from 8th June 1983 at a current rent of £22,000 p.a.x. Terms have been agreed for a new 125 year lease at a rent of £22,200 p.a.x and is in solicitor's hands. Please see the legal pack for further information.

**VAT**

VAT is applicable to this lot.

**Six Week Completion (subject to landlord's consent to assign)**

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Unit 1	Ground	Supermarket	789.60 sq m	(8,499 sq ft)	<b>ICELAND FOODS LIMITED (1)</b>	10 years from 25/04/2014	£72,100	24/04/2019 (24/04/2024)
Unit 2	Ground	Retail Warehouse	719.70 sq m	(7,747 sq ft)	<b>MULTI-TILE LIMITED (2)</b>	10 years from 25/04/2014	£62,160	25/04/2019 (24/04/2024)
<b>Totals</b>			<b>1,509.30 sq m</b>	<b>(16,246 sq ft)</b>			<b>£134,260</b>	

(1) For the year ending 27th March 2015, Iceland Foods Limited reported a turnover of £2,682,021,000, pre-tax profits of £58,794,000 and a total net worth of £709,630,000. (Source: Experian Group 06/06/2016)  
 (2) For the year ending 3rd October 2015, Multi-Tile Limited reported pre-tax profits of £8,038,266 and a total net worth of £162,102,698. (Source: Experian Group 06/06/2016)

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