

lot 52

Rent  
£100,000 per  
annum  
exclusive (2)  
(3)

## Skoda Car Showroom, Winwick Road (A49) Warrington, Cheshire WA2 8QF

### Prominent Car Showroom Investment

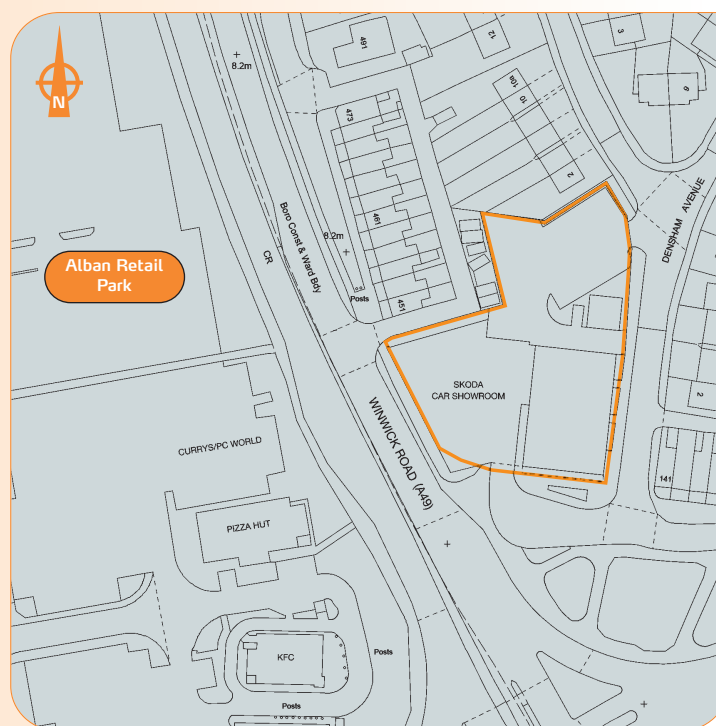
- To be let on a new 15 year lease (renewal) (subject to option) to Clare James Automotive Limited t/a Lightcliffe SKODA (see footnotes (2) and (3))
- Fixed rental increases in Years 5 and 10
- Modern Purpose Built Car Showroom fronting Winwick Road (A49) and Opposite Alban Retail Park
- Nearby occupiers include Pizza Hut, Carphone Warehouse, KFC and Halfords



On the  
instructions  
of







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#### Location

Miles: 18 miles south west of Manchester  
19 miles south-east of Liverpool  
Roads: A49, A50, M62 (Junction 9)  
Rail: Warrington Rail  
Air: Manchester International Airport

#### Situation

The property occupies a prominent position fronting Winwick Road (A49) close to its junction with the A50, about 1.5 miles north of Warrington town centre in a mixed motor trade and retail location. Alban Retail Park is opposite which houses occupiers including PC World, Halfords and Pizza Hut. Other nearby occupiers include KFC and Tesco Express.

#### Description

The property is a modern car showroom arranged over ground and first floors. The ground floor comprises a car showroom and workshop with the first floor providing office and ancillary accommodation. The property is accessed via Densham Avenue. The site has an approximate area of 0.321 hectares (0.793 acres) and benefits from on-site parking for about 47 cars.

#### Tenure

Majority Freehold (and part Long Leasehold for a term of 999 years less 10 days from 25th March 1899).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.
Ground	Car Showroom/Workshop	547.65 sq m (5,895 sq ft)	<b>CLARE JAMES AUTOMOTIVE LIMITED t/a Lightcliffe ŠKODA (1)</b>	15 years from completion (2) (3)	£100,000 rising to £106,000 in Year 5 and to £112,360 in Year 10
First	Office	142.14 sq m (1,530 sq ft)			
<b>Total</b>		<b>689.79 sq m (7,425 sq ft)</b>			<b>£100,000</b>

- (1) Lightcliffe ŠKODA provide new, nearly new or used ŠKODA vehicles and are a reputable dealership to undertake the servicing and maintenance of your car (Source: <http://www.lightcliffe.co.uk> 26/08/2016).
- (2) The property is currently let to Clare James Automotive Limited by way of a 10 year lease from 14th May 2010 at a current rent of £75,355 per annum. The vendor has entered into a binding agreement with the tenant giving the vendor/purchaser the obligation to serve an option notice on the tenant, within 11 months from 24th May 2016, to enter into a new 15 year lease, subject to a tenant break option at Year 10. This option agreement will be served by the vendor/purchaser between exchange and completion of the sale with the new lease to be completed by completion of the sale. The commencing rent under the new lease will be £50,000 per annum for the first 18 months of the term; rising to £100,000 per annum until the last day of the 5th year of the term; rising to £106,000 per annum until the last day of the 10th year of the term; rising to £112,360 per annum for the remainder of the term. The seller has agreed to adjust the completion monies so that the property will effectively produce £100,000 p.a.x. from completion of the sale.
- (3) The new lease provides for a tenant option to determine on the tenth anniversary of the term.

#### 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

#### Joint Auctioneer



#### Seller's Solicitors:

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