

lot 62

CPL, Banbury Lane Rothersthorpe, Northampton, Northamptonshire NN7 3HY

Rent £27,000 per annum exclusive

Strategically Located Freehold Open Storage Depot Investment

- Let to CPL Distribution Limited until June 2022 (subject to option)
- Low passing rent
- Tenant in occupation since 1995
- Well located in established industrial area off the M1
- Approximate site area of 1.2 acres
- Future redevelopment potential (subject to consents)



Photograph Taken September 2016



Location

Miles: 4 miles south-west of Northampton
36 miles north-west of Luton
50 miles south-east of Birmingham
Roads: M1 (Junction 15a), A43
Air: Birmingham International Airport
Luton International Airport

Situation

The property is strategically located off the M1, 4 miles from Northampton town centre in an established industrial/distribution area. Northampton's M1 Roadside Services are situated close by as is the Swan Valley Industrial Estate with occupiers including Morrisons, Pets at Home, Royal Mail, Carlsberg, BMW Group and Poundland.

Description

The site comprises a well secured, open storage depot on the west side of Banbury Lane and comprises a large surfaced yard, weighbridge, two single storey buildings of brick construction, portacabin offices and on-site WCs. The total site extends to approximately 1.2 acres (0.49 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Use	Site Area	Site Area	Tenant	Term	Rent p.a.x.	Review
Storage Depot (D8)	1.2 acres	(0.485 hectares)	CPL DISTRIBUTION LIMITED (1)	Approx. 6 years & 1 month from 26/05/2016 (2)	£27,000	05/10/2019 (30/06/2022)
Total	1.2 acres	(0.485 hectares)			£27,000	

- (1) CPL is the UK's largest coal and solid fuel supplier with over 25 depots in England and Wales offering an industry leading range of solid fuels including; logs, smokeless coal, and eco-fuels (Source: www.cplindustries.co.uk). For the year ending 31st March 2015, CPL Distribution Limited reported a turnover of £65,372,000, pre-tax profits of £1,240,000 and a total net worth of £37,860,000 (Source: Experian Group 15/09/2016).
- (2) The lease provides for a tenant option to determine on 30th June 2020, subject to six months prior notice.

For further details please contact:

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