

Lot 43

£27,000 per annum exclusive

Central Tyre Centre, 129 Abergele Road, Colwyn Bay, Conwy LL29 7SG

Freehold Tyre Depot Investment



Key Details

- Let to Stapleton's (Tyre Services) Limited
- Guaranteed by Itochu Europe Plc and on assignment from Pirelli UK Tyres Limited
- Prominent corner position fronting the busy A547
- Approximately 352.71 sq m (3,795 sq ft)

Location

Miles: 36 miles west of Chester
76 miles west of Manchester
Roads: A547, A55
Rail: Colwyn Bay Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated in a mixed use area on the east side of Abergele Road (A547) and at its junction with Lawson Road, to the south of the town centre. Nearby occupiers include a BP petrol filling station as well as a range of local occupiers.

Description

The property, a tyre and exhaust depot, comprises workshop, reception and storage accommodation on the ground floor and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Workshop	307.59 sq m	(3,310 sq ft)	STAPLETON'S (TYRE SERVICES) LIMITED GUARANTEED BY ITOCHU EUROPE PLC AND ON ASSIGNMENT FROM PIRELLI UK TYRES LIMITED (2) (3) (4)	15 years from 15/09/2006 (1)	£27,000	14/09/2021
Mezzanine	Ancillary	45.12 sq m	(485 sq ft)				
Total Commercial Area		352.71 sq m	(3,795 sq ft)			£27,000	

- (1) The lease is guaranteed by Itochu Europe Plc and on assignment from Pirelli UK Tyres Ltd, for a term of 15 years from 15/09/2006.
 (2) Stapleton's has more than 75 years' experience as one of the UK's largest distributors of passenger car, 4x4 and van tyres. Employing over 1,000 people at 9 strategic locations across the UK, the Company is a national leader in tyre warehousing and distribution for the specialist tyre retail trade and the car dealership sector. (Source: www.stapletons-tyres.co.uk 17/01/2016). For the year ending 31st March 2015, Stapleton's (Tyre Services) Limited reported a turnover of £286,592,000, pre-tax profits of £2,792,000 and a total net worth of £10,289,000 (Source: www.experian.com 17/01/2010).
 (3) For the year ending 31st March 2016, Itochu Europe Plc reported a turnover of £231,822,000, pre-tax profits of -£23,468,000 and a total net worth of £47,830,000 (Source: www.experian.com 17/01/2010).
 (4) For the year ending 31st December 2015, Pirelli UK Tyres Limited reported a turnover of £320,760,000, pre-tax profits of £6,913,000 and a total net worth of £97,999,000 (Source: www.experian.com 17/01/2010).



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