

# Lot 63

£90,000 per annum  
exclusive

## Kwik Fit Motorist Centre (A52), 80 Brunswick Street, Newcastle-under-Lyme, Staffordshire ST5 1HL

Freehold Motor Trade Investment



## Tenancy and accommodation

**Lot 63**

£90,000 per annum  
exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Motorist Centre	730.76 sq m (7,863 sq ft)	KWIK-FIT (GB) LIMITED (1)	25 years from 15/03/2005 until 2030 on a full repairing and insuring lease	£90,000	15/03/2020 15/03/2025
<b>Totals</b>		<b>730.76 sq m (7,863 sq ft)</b>			<b>£90,000</b>	

(1) Kwik Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 Centres (Source: www.kwik-fit.com 24/02/2017). For the year ending 31st March 2016, Kwik-Fit (GB) Limited reported a turnover of £467,340,000, pre-tax profits of £21,308,000 and a total net worth of £63,648,000 (Source: Experian 24/02/2017).

### Key Details

- Let to Kwik-Fit (GB) Limited until 2030 (No breaks)
- Approximately 0.13 hectares (0.32 acres) with 13 car parking spaces
- Long term residential Redevelopment Potential (subject to consents)
- Neighbouring occupiers include Johnsons Cleaners and Bathstore.com

### Location

**Miles:** 45 miles north-west of Birmingham  
45 miles south of Manchester  
37 miles south-east of Chester

**Roads:** M6, A50, A52, A53

**Rail:** Stoke-on-Trent Railway Station

**Air:** Birmingham Airport  
Manchester Airport

### Situation

The property is prominently located on the south side of busy Brunswick Street (A52) and between North Street and Hanover Street, some 500 metres east of Newcastle-under-Lyme town centre. The A52 is a main arterial route between Stoke-on-Trent and Newcastle-under-Lyme. Nearby occupiers include Johnsons Cleaners and Bathstore.com.

### Description

The property, a single storey motorist centre, comprises integral office and ancillary accommodation and benefits from an eaves height of approximately 5m/17ft, five roller shutter doors and car parking to the front and side of the property for approximately 13 cars. The property also benefits from a site area of approximately 0.13 hectares (0.32 acres).

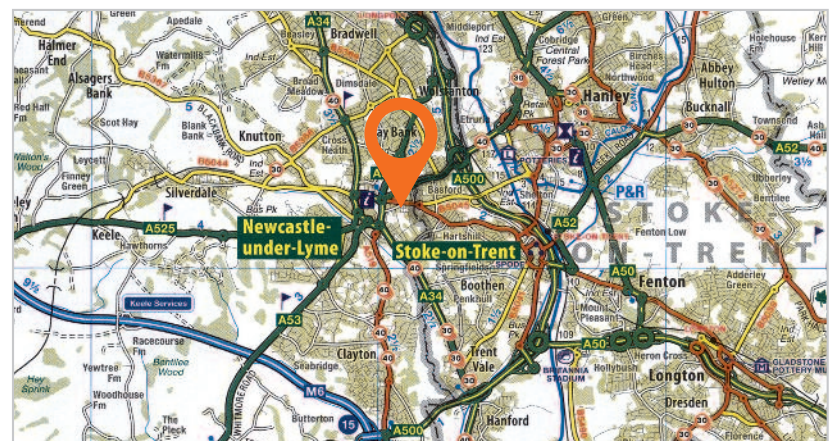
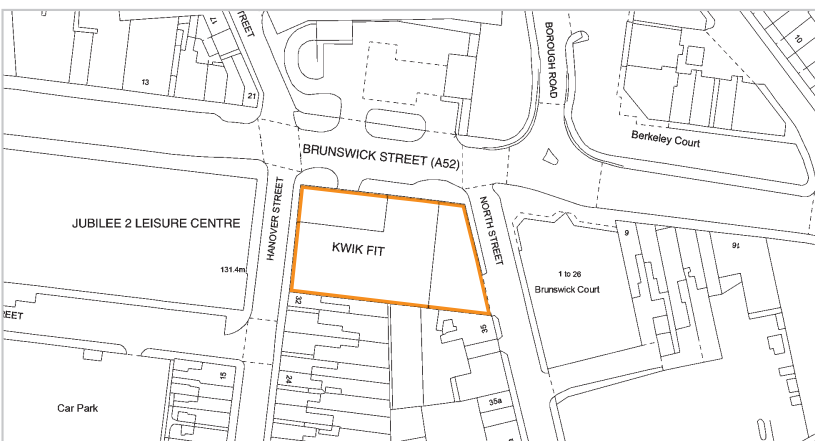
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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