

Lot 45

£35,000 per annum exclusive

Europcar, Nelson Street/Mill Lane, Bradford, West Yorkshire BD5 0HD

Freehold Motor Trade Investment



Key Details

- Let to Europcar Group UK Limited until 2031 (No breaks)
- 5 yearly, annually compounded RPI linked rental increases subject to a minimum of 2% per annum and a maximum of 4% per annum
- Comprises approximately 0.19 hectares (0.47 acres) with a low site coverage of 12%
- Suitable for a SIPP purchase
- Future development potential (subject to consents)

Location

Miles: 10 miles west of Leeds
35 miles north-east of Manchester
Roads: M62, M606, A650, A658
Rail: Bradford Interchange Railway Station
Air: Leeds Bradford Airport

Situation

The property, located some 0.5 miles south of Bradford City Centre, is situated in a prominent position on the west side of Nelson Street, at its roundabout junction with Mill Lane, in a predominantly industrial location.

Description

The property comprises a secure car and van hire compound benefiting from a regular and level site of approximately 0.19 hectares (0.47 acres) with a tarmac and concrete surface and approximately 52 car parking spaces. The property also benefits from a modern single storey building providing a customer service centre.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

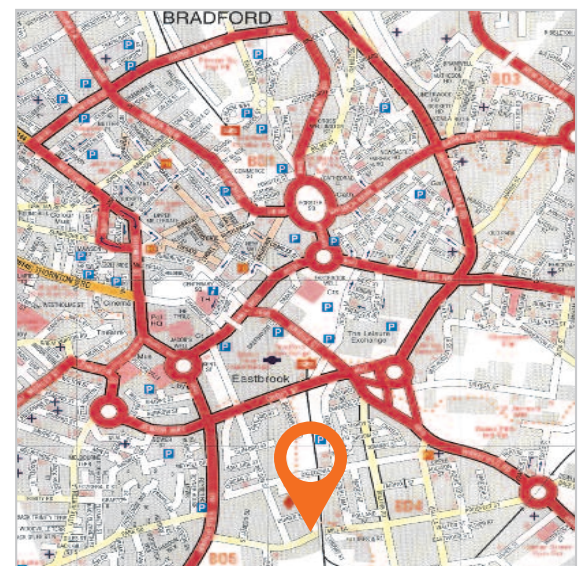
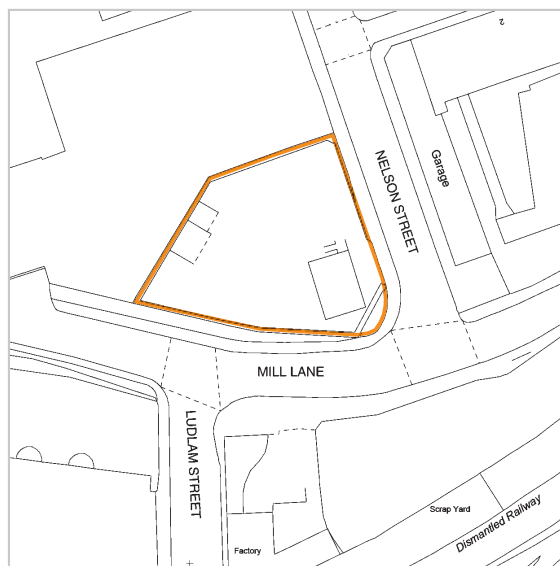
The property may further benefit from longer term development potential (subject to consents).

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Office/Ancillary Car Park	121.30 sq m (1,306 sq ft) Approx 52 car parking spaces	EUROPCAR GROUP UK LIMITED (1)	15 years from 13/12/2016 until 2031 on a full repairing and insuring lease	£35,000	13/12/2021 13/12/2026 Rental increases linked to RPI (2)
Total		121.30 sq m (1,306 sq ft)			£35,000	

- (1) For the year ending 31st December 2015, Europcar Group UK Limited reported a turnover of £343,567,000, pre-tax profits of £25,224,000 and a total net worth of £67,484,000 (Source: www.riskdisk.com 27/02/2017).
- (2) The lease provides for the rent to be increased every five years in line with the Retail Price Index (RPI) annually compounded and subject to a minimum of 2% per annum and a maximum of 4% per annum.



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