

Lot 8

£52,978.82 per annum exclusive

Kwik Fit, London Road, Dartford, Kent DA2 6AS

Freehold Motor Trade Investment



Key Details

- Entirely let to Kwik-Fit Properties Limited (guaranteed by Kwik-Fit Holdings Limited) until 2027 (no breaks)
- Prominent position on A226 London Road
- Close proximity to Junction 1A of A282 (M25)
- Located adjacent to Jewson and Shell Garage

Location

Miles: 12 miles east of Bromley
16 miles north of Sevenoaks
17 miles south-east of Central London

Roads: A2, A282, M20, M25

Rail: Dartford Railway Station

Air: London City Airport

Situation

Dartford is a market town located at Junction 1 of the M25 Motorway, just to the south of the Queen Elizabeth Bridge and the Dartford Tunnel. The property is situated in a prominent position on London Road (A226), close to its junction with the A282 (Junction 1A). Nearby occupiers include Jewson and a Shell garage.

Description

The property comprises a ground floor tyre depot. The property benefits from roller shutter doors and forecourt parking.

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. | Reviews |
|--------------|---------------------|----------------------------------|--|--|-------------------|--------------------------|
| Ground | Workshop /Ancillary | 371.38 sq m (3,997 sq ft) | KWIK-FIT PROPERTIES LIMITED guaranteed by Kwik-Fit Holdings Limited (1) | 30 years from 22/12/1997 until 21/12/2027 on a full repairing and insuring lease | £52,978.82 | 22/12/2017 22/12/2022 |
| Total | | 371.38 sq m (3,997 sq ft) | | | £52,978.82 | |

(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). For the year ending 31st March 2016, Kwik-Fit Holdings Limited reported a total net worth of £28,538,000 (Source: Experian Group - 20/02/2017).



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