

Lot 29

£17,100 per annum
exclusive

Halfords Autocentre, Greyfriars Place, Stafford, Staffordshire ST16 2SD

Freehold Motor Trade Investment



Key Details

- Let to Halfords Autocentres Limited until June 2022
- Located adjacent to Greyfriars Retail Park
- Nearby occupiers include Screwfix, Dulux Decorator Centre, Dreams and Dunelm

Location

Miles: 16 miles north of Wolverhampton
30 miles north of Birmingham
Roads: A34, M6 (Junction 14)
Rail: Stafford Rail
Air: Birmingham International Airport

Situation

The property is located on Greyfriars Place, off Greyfriars (A34), approximately 0.7 miles to the north of Stafford town centre and 1 mile south of the M6 Motorway (Junction 14) via Eccleshall Road (A5031). Adjacent to the property is Greyfriars Retail Park, which houses occupiers including Dunelm, Dreams, The Range and Farm Foods. Other nearby occupiers include Screwfix, National Tyres and Dulux Decorator Centre.

Description

The property comprises a single storey motorist centre comprising reception and workshop accommodation. The unit benefits from 5 roller shutter doors and on-site parking at the rear for approximately 10 cars.

Tenure

Freehold.

VAT

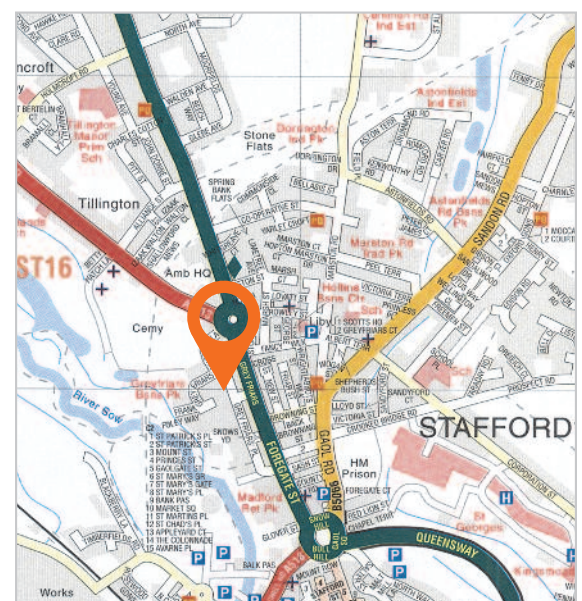
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Workshop	216 sq m (2,326 sq ft)	HALFORDS AUTOCENTRES LIMITED (1)	10 years from 24/06/2012 on an effective full repairing and insuring lease	£17,100	24/06/2017 (2) (23/06/2022)
Total		216 sq m (2,326 sq ft)			£17,100	

- (1) For the year ending 1st April 2016, Halfords Autocentres Limited reported a turnover of £152,992,000, pre-tax profits of £1,910,000 and a total net worth of £34,676,000 (Source: Experian Group 11/09/2017). Halfords Autocentres has over 300 UK autocentres (Source: www.halfordsautocentres.com 21.09.2017).
- (2) The 2017 rent review is outstanding.



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