

Lot 11

£106,250 per annum
exclusive

Booker Wholesale, 17 Searle Crescent, Winterstoke Road,
Weston-super-Mare, Somerset BS23 3YX

Well Secured Freehold Warehouse Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Ancillary	2,337.32 sq m	(25,159 sq ft)	BOOKER	15 years from	£106,250	17/09/2018
Mezzanine	Ancillary	67.48 sq m	(726 sq ft)	LIMITED (1)	17/09/2013 until 16/09/2028 on a full repairing and insuring lease		& 17/09/2023
Total		2,404.80 sq m	(25,885 sq ft)			£106,250	

(1) Booker Group is the UK's leading food wholesaler. Tesco Plc has recently completed its acquisition of Booker Group to create the UK's largest food group. For the year ending 24th March 2017, Booker Limited reported a turnover of £3,700,500,000, pre-tax profits of £128,000,000 and a total net worth of £611,800,000 (Source: Experian Group 17/04/2018).



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Key Details

- Let to Booker Limited (now a part of Tesco Plc) until September 2028 with no breaks
- Totalling approx. 2,404.80 sq m (25,885 sq ft)
- Approximate site area of 0.67 hectares (1.65 acres), low site coverage of 36%
- Established location with nearby occupiers including Waitrose, Asda, Next, Travis Perkins, Majestic Wine, Dunelm, Halfords and McDonald's
- Excellent EPC rating of B - 49

Location

Miles: 20 miles south-west of Bristol
30 miles west of Bath
30 miles north of Taunton
Roads: A370, M5 (Junction 21)
Rail: Weston-super-Mare Railway Station,
Weston Milton Railway Station
Air: Bristol Airport

Situation

Weston-super-Mare is a popular tourist destination located 20 miles south-west of Bristol and benefits from excellent road communications being situated on the A370, which provides access to junction 21 of the M5. The property is situated on the north side of Searle Crescent, off Herluin Way (A370) in an established retail warehouse location. Nearby occupiers include Peugeot, Toyota, Waitrose, Asda, Next, Travis Perkins, Majestic Wine, Dunelm, Halfords, Iceland and McDonald's.

Description

The property comprises a detached single storey warehouse with mezzanine totalling approximately 2,404.80 sq m (25,885 sq ft). The warehouse benefits from an eaves height of 6.75m, a 4m loading door and on-site car parking for approximately 55 cars. The site extends to 0.67 hectares (1.65 acres), providing a low site coverage of 36%.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

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