

Unit 15 Taurus Park, Europa Boulevard, Westbrook, Warrington, Cheshire WA5 5TN

Freehold Trade Counter Investment

Lot 44

£42,180 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Trade Counter	548.68 sq m (5,906 sq ft)	TRAVIS PERKINS TRADING COMPANY LIMITED (1)	10 years from 27/05/2016 on a full repairing and insuring lease (2)	£42,180	27/05/2021 (26/05/2026)
First	Office	106.12 sq m (1,142 sq ft)				
Total		654.8 sq m (7,048 sq ft)			£42,180	

(1) For the year ending 31st December 2016, Travis Perkins Trading Company Limited reported a turnover of £2,728,000,000, pre-tax profits of £136,000,000 and a total net worth of £409,500,000 (Source: Experian Group 12/06/2018).
(2) The lease is subject to a schedule of condition and an option to determine the lease on 27/05/2022.

Key Details

- Let to Travis Perkins Trading Company Limited t/a Benchmark Kitchens & Joinery until 2026 (subject to option)
- Highly visible from the M62
- Nearby occupiers include Ikea, Marks & Spencer, Harveys and McDonald's

On Behalf of Trustees

Location

Miles: 17 miles west of Manchester
18 miles east of Liverpool
Roads: M62 (Junction 8 and 9), M6, M56, A49
Rail: Warrington Central
Warrington Bank Quay
Air: Manchester International Airport

Situation

The property is prominently situated in the well established Gemini Business Park three miles north of Warrington town centre, immediately south of the M62 between junctions 8 and 9. The property is visible from the M62. Nearby occupiers include Ikea, Marks & Spencer, Harveys and McDonald's.

Description

The property comprises a trade counter unit on the ground and first floors.

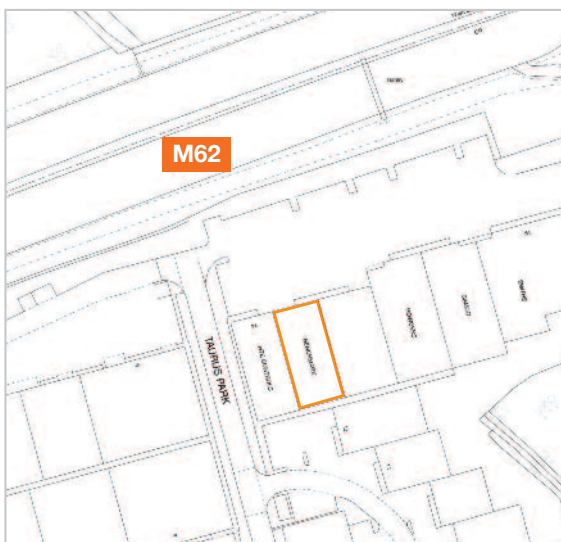
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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