

lot 21

Kwik-Fit, 32 Cosgrove Way, Dallow Road Industrial Area Luton, Bedfordshire LU1 1XL

Rent
£80,000
per annum
exclusive

Freehold Tyre Depot Investment

- Let to Kwik-Fit until 2025
- Important rent review in 2015
- Prominent location overlooking roundabout
- Opposite B&Q Warehouse and Aldi



lot 21

Rent
£80,000
per annum
exclusive



Location

Estimated District Population: 184,000
Miles: 2 miles west of the town centre
18 miles south-east of Milton Keynes
35 miles north-west of Central London
Roads: M1, A5, A6, A505, A5056
Rail: Luton Rail, Leagrave Rail
Air: London Luton Airport

Situation

The property is prominently situated in a major retail and industrial park, known as the Dallow Road Industrial Area, at the junction of Dallow Road and Hatters Way (A5056) some 2 miles to the west of the town centre and 1 mile from Junction 11 of the M1 motorway. Neighbouring occupiers include a B&Q Warehouse and Aldi.

Description

The property comprises an 8-BAY TYRE/MOT/SERVICE FACILITY with accommodation on ground and first floors. The building has an eaves height of approximately 5.5 metres and is served by five roller shutter doors. The site extends to approximately 0.65 acres (0.26 hectares) and includes a large yard and parking area.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre Depot	558.33 sq m (6,010 sq ft)	KWIK-FIT (GB) LTD (1)	15 years from 11/05/2010 on a full repairing and insuring lease (2)	£80,000	2015 and 2020
First	Ancillary	140.56 sq m (1,513 sq ft)				
Totals		698.89 sq m (7,523 sq ft)			£80,000	

(1) For the year ending 31st December 2009, Kwik-Fit (GB) Limited reported a turnover of £495,224,000, a pre-tax profit of £56,052,000 and a net worth of £289,473,000. (Source: www.riskdisk.com 10/11/2010)
(2) The lease is subject to a schedule of condition.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk

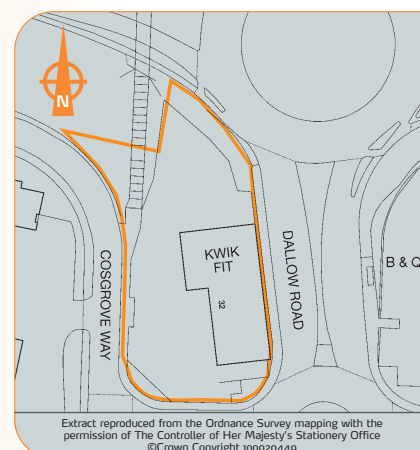
Harry Woolley
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: harry.woolley@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Hayward Property
Upper Siddington House, Siddington,
Cirencester, Gloucestershire GL7 6HL.
Tel: +44 (0)1285 653316 Fax: +44 (0)1285 653316.
Email: john@haywardproperty.co.uk
Ref: John Hayward.

Solicitors:

Wallace LLP
One Portland Place, London W1B 1PN.
Tel: +44 (0)20 7636 4422 Fax: +44 (0)20 7636 3736.
Email: martin.otvos@wallace.co.uk
Ref: Martin Otvos.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449