

1 Pate Road, Leicester Road Industrial Estate  
**Melton Mowbray, Leicestershire LE13 0RG**  
Freehold Trade Counter Investment

**Lot 9**

£65,000 per annum  
exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter/ Warehouse	710 sq m	(7,642 sq ft)	TRAVIS PERKINS (PROPERTIES)	15 years from 28th September 2012 on a full repairing and insuring lease	£65,000 (3)	2022 (3)
Mezzanine	Storage	123 sq m	(1,324 sq ft)	LIMITED (2)			
<b>Total</b>		<b>833 sq m</b>	<b>(8,966 sq ft)</b>			<b>£65,000</b>	

(2) For the year ended 31st December 2017, Travis Perkins (Properties) Limited reported a turnover of £87,300,000, pre-tax profits of £68,900,000 and a total net worth of £332,700,000 (Source: Experian 16/08/2018).  
"We are a proud British company with 20+ industry-leading building and construction businesses, 2,000+ outlets and more than 28,000 employees" (Source: www.travisperkins.co.uk ).  
(3) At the 2017 rent review, the rent increased from £40,000 and the 2022 rent review is capped to £87,000.

**Key Details**

- **Prominent roadside location**
- **Let to Travis Perkins (Properties) Ltd on a lease expiring 2027 (no breaks)**
- **Site area approximately 1.88 acres**
- **Close to the proposed Melton Mowbray southern motorway bypass (1)**

**Location**

**Miles:** 15 miles north-east of Leicester  
15 miles east of Loughborough  
19 miles south-east of Nottingham  
**Roads:** M1, A46, A606, A607  
**Rail:** Melton Mowbray Railway Station  
**Air:** East Midlands Airport

**Situation**

Melton Mowbray is a prosperous and historic market town located 15 miles east of Leicester, 15 miles east of Loughborough and 19 miles south-east of Nottingham. The property is located on the Leicester Road Industrial Estate, 1 mile to the west of Melton Mowbray town centre. The property is located at the junction of Leicester Road (A607), Beler Way (the arterial road of the Estate) and Pate Road. (1) The proposed Melton Mowbray southern bypass is scheduled to be located 700 metres to the west of the property. The new £63.5m bypass will pave the way for 6,000 jobs and 4,500 homes in and around Melton Mowbray by 2036. Please see [www.melton.gov.uk](http://www.melton.gov.uk). Occupiers close by include Samworth Brothers, Sharmans, Brooksby, Witham Garage and Aston Vauxhall, amongst a number of local traders.

**Description**

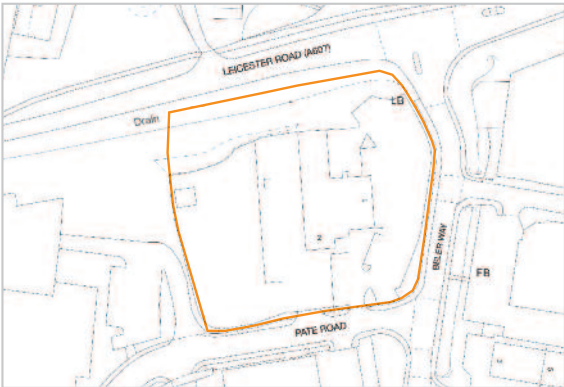
The property, on a site of 1.88 acres, comprises a trade counter with on-site parking and a fenced yard. The property comprises two trade counter sales areas trading as Travis Perkins and City Plumbing, together with warehouse accommodation. The property has four roller shutter doors.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.



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