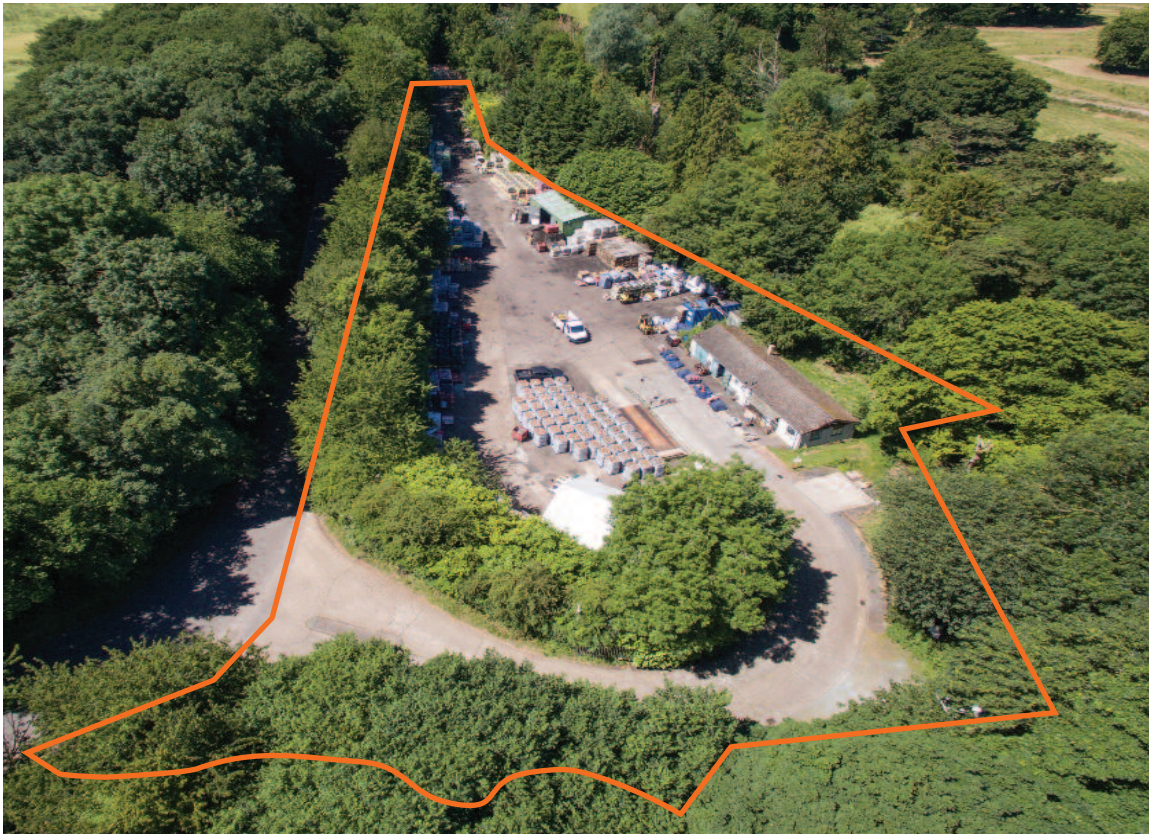


CPL Depot, Ware Road, Widford,
Ware, Hertfordshire SG12 8RL
 Freehold Open Storage Depot Investment

Lot 103

£75,000 per annum
 exclusive



Tenancy and accommodation

Site Area	Tenant	Term	Rent p.a.x.	Reversion
2 acres (0.80 hectares)	CPL DISTRIBUTION LIMITED (1)	5 years from 01/06/2018 (2)	£75,000	31/05/2023
2 Acres (0.80 Hectares)			£75,000	

(1) CPL Distribution is the UK's largest coal and solid fuel merchants and can trace its heritage back to 1731. Currently, CPL operates from over 40 depots nationwide supplying over 100,000 customers (www.cpldistribution.co.uk). For the year ending 31st March 2017, CPL Distribution Limited reported a turnover of £75,601,000, pre-tax profits of £1,797,000 and a total net worth of £36,187,000 (Source: Experian Group 28/06/2018).
 (2) The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Planning

The property may be suitable for future redevelopment and change of use (subject to consents). For further information, please visit East Herts Council www.eastherts.gov.uk.

VAT

VAT is applicable to this lot.

Key Details

- Let to CPL Distribution Limited on a recently renewed lease until May 2023 (no breaks)
- Tenant in occupation since 1995
- Strategically located with easy access to M11, A10, A414, A1(M) and M25
- Attractive and affluent location
- Large site totalling approximately 2 acres (0.80 hectares)
- Future redevelopment potential (subject to consents)

Location

Miles: 3.5 miles from Ware town centre
 5 miles north of Harlow
 6 miles south-west of Bishop's Stortford
 25 miles north of Central London
Roads: A414, A10, M11, A1(M), M25
Rail: Ware Railway Station
 (Approx 45 mins direct to London Liverpool Street)
Air: London Stansted Airport

Situation

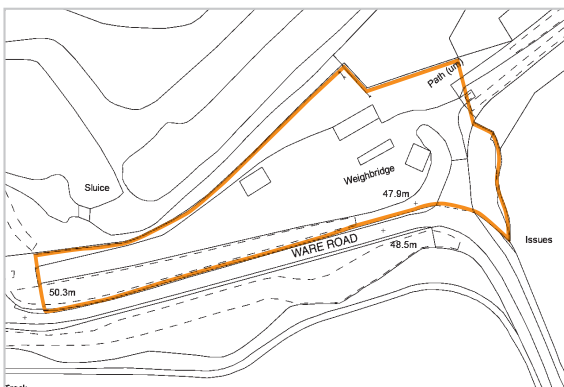
Widford is an attractive and affluent, largely residential area located just 3 miles from Ware town centre in east Hertfordshire. The property is well located on the north side of Ware Road, close to the A414 and A10 which provides access to Central London and the M25 to the south. In addition, the M11 and A1(M) are close by, providing access to London to the south and the wider national motorway network. Widford and Ware are popular London commuter locations and benefit from Greater Anglia services operating from Ware town centre, offering direct, regular services to London Liverpool Street station with an approximate journey time of 45 minutes.

Description

The property, a well secured open storage depot, comprises a large concrete surfaced yard extending to approximately 43,475 sq ft, upon which two fixed storage units and three temporary storage units have been built. The total site extends to approximately 2 acres (0.80 hectares).

Tenure

Freehold.



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