

# Kwik Fit, Columbus Ravine, Scarborough, North Yorkshire YO12 7JR

Freehold Tyre Depot Investment

**Lot 33**

£56,087 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Workshop, reception and ancillary	670.55 sq m (7,218 sq ft)	KWIK-FIT PROPERTIES LIMITED GUARANTEED BY KWIK-FIT HOLDINGS LIMITED (1)	30 years from 28th December 2000 until 27th December 2030 on a full repairing and insuring lease	£56,087	28/12/2020 and 2025
<b>Totals</b>		<b>670.55 sq m (7,218 sq ft)</b>			<b>£56,087</b>	

(1) Kwik Fit has over 600 centres across the UK including Northern Ireland, many of which are open 7 days. For the year ending 31st March 2017 Kwik-Fit Properties Limited reported pre tax profits of £137,000 and a total net worth of £2,332,000. For the year ending 31st March 2017 Kwik-Fit Holdings Limited reported pre-tax profits of £15,000 and a total net worth of £28,550,000 (Experian 24/09/2018).

## Key Details

- Let to Kwik-Fit Properties Limited guaranteed by Kwik-Fit Holdings Limited until 2030
- Includes a site of approximately 0.14 hectares (0.35 acres)
- Approximately 50% site coverage
- Including forecourt car parking

## Location

**Miles:** 35 miles north-east of York  
37 miles north of Hull  
38 miles south-east of Middlesbrough

**Roads:** A64, A170, A165

**Rail:** Scarborough Railway Station

**Air:** Durham Tees Airport, Leeds Bradford Airport  
Robin Hood Doncaster Sheffield Airport  
Humberside Airport

## Situation

Scarborough is a popular tourist coastal town in the North East. The town benefits from excellent communications via the A64 which provides access to York, Leeds and A1(M). The property is situated in a prominent position on the east side of the busy Columbus Ravine (A165). Neighbouring occupiers include Citroën and Suzuki car showrooms, Jewson and Aldi.

## Description

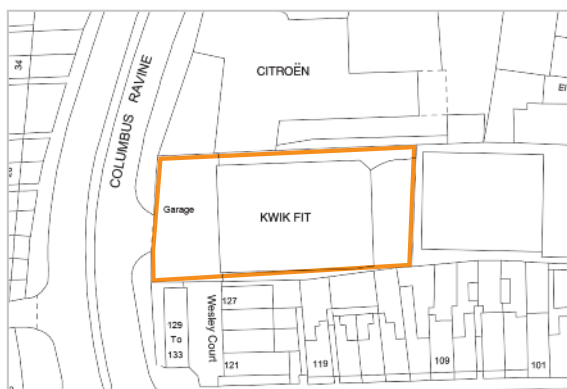
The property comprises an extensive tyre, exhaust and MOT centre, benefiting from shutter doors that open to provide excellent vehicular access. The property also benefits from a forecourt with car parking and vehicular circulation area and a regular and level site of approximately 0.14 hectares (0.35 acres) with a site coverage of approximately 50%.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.



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