

Nationwide Crash Repair Centre, Waggon Road, Mossley, Greater Manchester OL5 9HL

Freehold Industrial Investment

Lot 8

£32,000 per annum exclusive (2)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Workshop/Office	1,192.47 sq m (12,836 sq ft)	NATIONWIDE CRASH REPAIR CENTRES LIMITED	25 years from 07/08/1998 until 06/08/2023 on a guaranteed by Nationwide Accident Repair Services Limited (1)	£32,000	07/08/2018 (2)
Total		1,192.47 sq m (12,836 sq ft)			£32,000	

(1) Established in 1993, Nationwide Repairs is the leading and largest comprehensive automotive repairer in the UK with 125 state-of-the-art equipped repair centres, a UK wide mobile repair network, a UK wide mobile glass repair and replacement network, three Fast Fit Plus centres and an accident management and claims handling service, Nationwide boasts the broadest range of repair solutions and services in the industry today (Source: www.nationwiderepairs.co.uk).

(2) The August 2018 rent review remains outstanding. Notice has been served at £49,500 p.a.x. Please refer to the legal pack for further information.

Key Details

- Let to Nationwide Crash Repair Centres Limited with guarantee
- Totalling approximately 12,836 sq ft on a site of 0.71 acres
- Current passing rent equates to £2.50 per sq ft
- August 2018 rent review outstanding (see note 2)
- Benefits from being located very close to Mossley Railway Station

On Behalf of a Major Fund

Location

- Miles:** 4 miles north-east of Ashton-under-Lyne
11 miles east of Manchester
- Roads:** A627, A635, A57, M60, M67, M62
- Rail:** Mossley Railway Station
(approx 23 mins direct to Manchester Piccadilly)
- Air:** Manchester Airport

Situation

Mossley is a densely populated Greater Manchester town, located approximately 11 miles east of the city centre. The property is situated on the north side of Waggon Road, at its junction with Mill Street and benefits from being just 100m from Mossley Railway Station.

Description

The property comprises two industrial warehouses currently used as workshops with additional ancillary office accommodation, together totalling approximately 12,836 sq ft. The property benefits from four roller shutter doors, an eaves height of 5.3 metres, a large yard and a site area of approximately 0.71 acres (40% site coverage).

Tenure

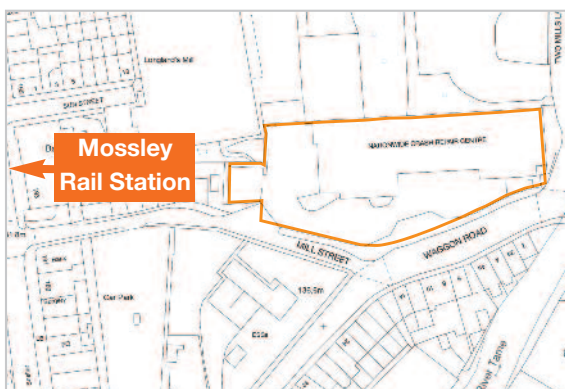
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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