

Lot 12

£92,970 per annum
exclusive

Units 2 & 3, Hernston Retail Park,
Bridgend, Mid Glamorgan CF31 3ND
Freehold Trade Counter Investment



Tenancy and accommodation

Ref: 04015
PA: 🍏

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
2	Ground	Trade Counter/ Ancillary	287.26 sq m	(3,092 sq ft)	HSS HIRE SERVICE GROUP LIMITED (3)	25 years from 24/06/1999 until 23/06/2024	£48,148	24/06/2019
	Mezzanine	Ancillary	104.24 sq m (2)	(1,122 sq ft) (2)				
3	Ground	Trade Counter/ Ancillary	299.15 sq m	(3,220 sq ft)	HALFORDS AUTOCENTRES LIMITED (1)	25 years from 24/06/1999 until 23/06/2024	£44,822	24/06/2019
Total			690.65 sq m (2) (7,434 sq ft) (2)				£92,970	

- (1) Halfords Autocentres has over 300 UK autocentres and is the UK's leading MOT, car service, brakes, repairs and tyres specialist. For the year ending 30th March 2018, Halfords Autocentres Limited reported a turnover of £157,871,000, pre-tax profits of £2,418,000 and a total net worth of £32,737,000 (Sources: www.halfordsautocentres.com and Experian Group 27/02/2019). Please note, whilst the lease was granted to NW Autocentres Limited, correspondence, rent review memoranda and the rent paid to the Vendor is from Halfords Autocentres Limited. Please see the legal pack.
- (2) The mezzanine floor areas were rentalised at rent review.
- (3) The HSS Hire Group is a leading provider of tools, equipment and related services in the UK and Ireland. The HSS Hire Group currently operates from over 250 locations and employs around 2,900 people (Source: www.hsshiregroup.com 27/02/2019).



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Key Details

- Let to HSS Hire Service Group Limited and Halfords Autocentres Limited (1)
- Leases expire June 2024 (no breaks)
- Two trade counter units totalling approximately 7,434 sq ft (2)
- Nearby occupiers include Lidl, Homebase and Tesco Extra
- Prominent trading location fronting A48 and forming part of Hernston Retail Park

Location

Miles: 18 miles west of Cardiff
29 miles south-east of Swansea

Roads: A48, A473, M4 (Junction 36)

Rail: Bridgend Railway Station

Air: Cardiff Airport

Situation

The property is situated on the established Hernston Retail Park, to the south of the A48, which connects to the M4. Nearby occupiers include Lidl, Pets at Home, Wickes, BP, Homebase, McDonald's, Kwik Fit, B&M, Next and Tesco Extra.

Description

The property comprises two standalone trade counter units, both with eaves heights of 5.5m and a shared car park for 25 cars. Unit 2 (HSS Hire Service Group Limited) comprises internally separated retail accommodation, which benefits from suspended ceilings and fluorescent lighting, along with ancillary accommodation. Unit 3 (Halfords Autocentres Limited (1)) benefits from five roller shutter doors which provide access to five servicing bays. The property benefits from a site area of approximately 0.8 acres (0.33 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

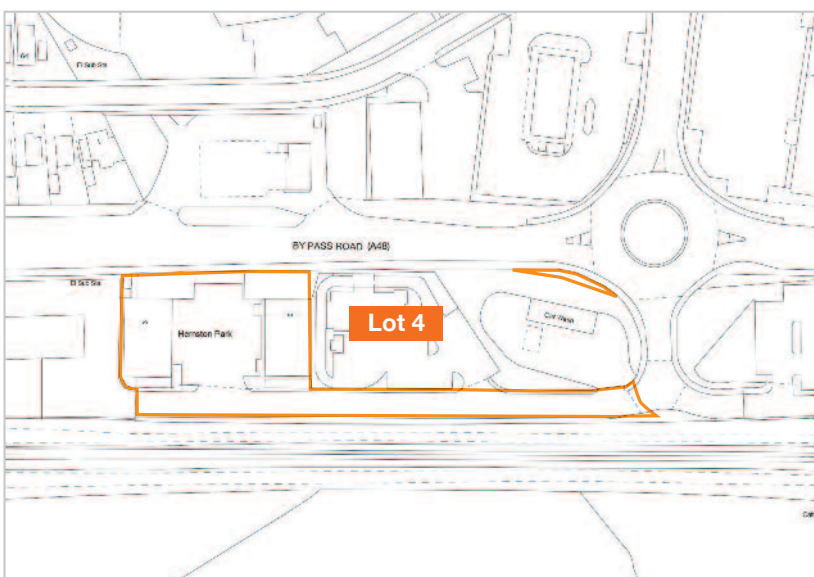
Energy Performance Certificate

Unit 2 – E, Unit 3 – D.

Please see legal pack at www.acuitus.co.uk

Note:

The adjoining property is being offered as Lot 4 in this auction.



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