

# Lot 13

£112,500 per annum  
exclusive

Ron Skinner & Sons, 293 Penarth Road,  
**Cardiff CF11 8TT**

Freehold Car Showroom Investment



## Tenancy and accommodation

# Lot 13

£112,500 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Showroom, Ancillary and Workshop	880.04 sq m (9,472 sq ft)	RON SKINNER & SONS LIMITED on assignment with an Authorised Guarantee Agreement from Rycliff Cars Limited with a guarantee from Rybrook Holdings Limited (1)	25 years from 04/10/1996 on a full repairing and insuring lease	£112,500	03/10/2021
First	Office/Ancillary	121.14 sq m (1,305 sq ft)				
<b>Total</b>		<b>1001.18 sq m (10,777 sq ft)</b>			<b>£112,500</b>	

(1) For the year ending 31st December 2017, Ron Skinner & Sons Ltd reported a turnover of £45,642,906, a pre-tax loss of £27,867 and a total net worth of £2,807,311 (Source: Experian 01/03/2019). For the year ending 31st December 2017, Rybrook Holdings Limited reported a turnover of £671,997,000, a pre-tax profit of £3,183,000 and a total net worth of £20,632,000 (Source: Experian 01/03/2019). For the year ending 31st December 2017, Rycliff Cars reported a turnover of £29,900,170, a pre-tax loss of £963,506 and a total net worth of £1,252,143 (Source: Experian 01/03/2019).

### Key Details

- Let to Ron Skinner & Sons Limited on assignment from Rycliff Cars Limited
- Original lease guaranteed by Rybrook Holdings
- Site area approximately 0.2 hectares (0.5 acres)
- Situated on a major commercial park
- Neighbouring car showrooms include Renault, Hyundai, Kia, Lexus, Toyota, Jaguar, Suzuki, MINI, Ford and Volvo

### On Behalf of a Major Fund

#### Location

**Miles:** 1.5 miles south-west of Cardiff city centre  
15 miles south-west of Newport  
45 miles west of Bristol

**Roads:** A48, A4232, M4 (Junction 33)

**Rail:** Grangetown Railway Station  
Cardiff Central Railway Station

**Air:** Cardiff Airport

#### Situation

The property is prominently located in the heart of Cardiff's motor retail district on the east side of the busy junction of Penarth Road and Hadfield Road. Neighbouring car showrooms include main dealers for Renault, Hyundai, Kia, Lexus, Toyota, Jaguar Land Rover, Suzuki, MINI, Ford and Volvo. Other major occupiers close by include Costco, Booker, Bestway and Ikea.

#### Description

The property comprises a car showroom with ground floor showroom with office and ancillary accommodation on the first floor. The property benefits from two vehicle entrance doors. The property also benefits from a site area of 0.20 hectares (0.49 acres) providing car parking.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.



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