

# Lot 39

£49,854.95 per annum exclusive

35-39 Flixton Road,  
**Urmston, Manchester M41 5AW**

Freehold Retail/Motor Trade Investment let to Kwik-Fit Properties Ltd



## Key Details

- Let to Kwik-Fit Properties Ltd (guaranteed by Kwik-Fit Holdings Ltd) until 2029
- Entirely sublet to Carpet Superstores Limited with personal guarantee until 2029 at the passing rent
- 100m from Eden Square Shopping Centre and Urmston Railway Station
- Nearby occupiers include JD Wetherspoon, Iceland and Barnardo's

## Location

**Miles:** 5.8 miles south-west of Manchester  
**Roads:** B5214, M60 (Junction 9)  
**Rail:** Urmston Rail  
**Air:** Manchester Airport

## Situation

Urmston is a commuter town located some 5.8 miles south west of Manchester city centre, just off junction 9 of the M6 Motorway. The property is situated on the busy Flixton Road, some 100m from Urmston Railway Station and the Eden Square Shopping Centre. Eden Square houses occupiers include Boots, Aldi and Iceland. Other nearby occupiers include JD Wetherspoon, Domino's and Barnardo's.

## Description

The property comprises a ground floor retail unit and benefits from forecourt parking for approximately 9 cars.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

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

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	386.50 sq m (4,159 sq ft)	KWIK-FIT PROPERTIES LIMITED guaranteed by Kwik-Fit Holdings Limited (1) (2)	30 years from 24/02/1999 on a full repairing and insuring lease	£49,854.95	24/02/2024 (23/02/2029)
<b>Total</b>		<b>386.50 sq m (4,159 sq ft)</b>			<b>£49,854.95</b>	

- (1) Kwik Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres (Source: [www.kwikfit.com](http://www.kwikfit.com) 24/04/2019).
- (2) The property has been sublet to Carpet Superstores Limited with a personal guarantee from 27/06/2013 until 23/02/2029 at a current passing rent of £49,854.95. The sublease is available to view within the legal pack.



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