

# Lot 9

£56,722.12 per annum exclusive (3) rising to a minimum of £65,756.48 in 2025 and £76,229.78 in 2030

## Travis Perkins, Coulman Road Industrial Estate, Thorne, Doncaster DN8 5JU

Well Located Trade Counter Investment



## Tenancy and accommodation

# Lot 9

£56,722.12 per annum exclusive (3) rising to a minimum of £65,756.48 in 2025 and £76,229.78 in 2030

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Trade Counter/Warehouse	802.30 sq m	(8,636 sq ft)	TRAVIS PERKINS (PROPERTIES)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (2)	£56,722.12 (3)	01/12/2020 and five yearly (3)
Ground	Office	100.50 sq m	(1,082 sq ft)				
Mezzanine	Storage	164.00 sq m	(1,765 sq ft)	LIMITED (1)			
First	Office	91.20 sq m	(982 sq ft)				
<b>Total</b>		<b>1,158.00 sq m</b>	<b>(12,465 sq ft)</b>			<b>£56,722.12 (3) rising to a minimum of £65,756.48 in 2025 and £76,229.78 in 2030</b>	

- (1) For the year ending 31st December 2018, Travis Perkins (Properties) Limited reported a turnover of £92,200,000, pre-tax profits of £52,200,000 and a total net worth of £277,100,000 (Source: beta.companieshouse.gov.uk 31/05/2019). Travis Perkins is the UK's largest distributor of building materials and has been helping build Britain for over 200 years. With 20+ businesses in the Group, they have grown to approximately 29,000+ employees across more than 2,000 branches, stores and sites around the UK (Source: www.travisperkinsplc.co.uk 05/06/2019).
- (2) The lease is subject to a schedule of condition.
- (3) The rent reviews are upwards only to the higher of two thirds of Market Rent (as defined in the lease) or the annual rent payable increased by 3% per annum compounded annually. For further information, please refer to the lease available in the legal pack. The current passing rent is £48,929, rising to a minimum of £56,722.12 on 01/12/2020. The seller has agreed to adjust the completion monies so that the unit will effectively produce £56,722.12 from the completion of sale.

### Key Details

- Let to Travis Perkins (Properties) Limited until November 2031 (no breaks)
- 5 yearly upward only rent reviews linked to a minimum of 3% per annum compounded
- Rent rising to a minimum of £56,722.12 in 2020 (3) and £65,756.48 in 2025 and £76,229.78 in 2030
- Approximate site area of 0.86 acres (0.34 hectares)
- Future option to purchase freehold for £1 (see legal pack)

### On behalf of a Major Asset Manager

#### Location

**Miles:** 10 miles north-east of Doncaster  
28 miles north-east of Sheffield  
32 miles south-east of Leeds

**Roads:** M18 (Junction 6), M180 (Junction 1)

**Rail:** Thorne North Rail

**Air:** Robin Hood Doncaster/Sheffield Airport

#### Situation

Thorne is a commuter market town in South Yorkshire, benefiting from strong road communications via the M18 and M180 Motorways providing access to Doncaster and Sheffield. The property is located within the established Coulman Road Industrial Estate, with nearby occupiers including D T Industries Limited, Mason Pinder Toolmakers and The Real Yorkshire Pudding Co.

#### Description

The property comprises a warehouse unit, divided to provide three separate warehouse areas, a showroom on ground and mezzanine levels and ancillary office accommodation on ground and first floors. The property benefits from an approximate site area of 0.86 acres (0.34 hectares) and a low site cover of approximately 26%.

#### Tenure

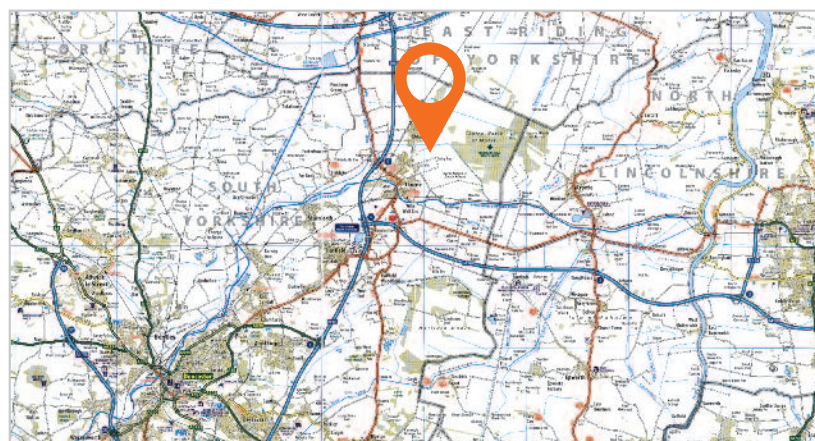
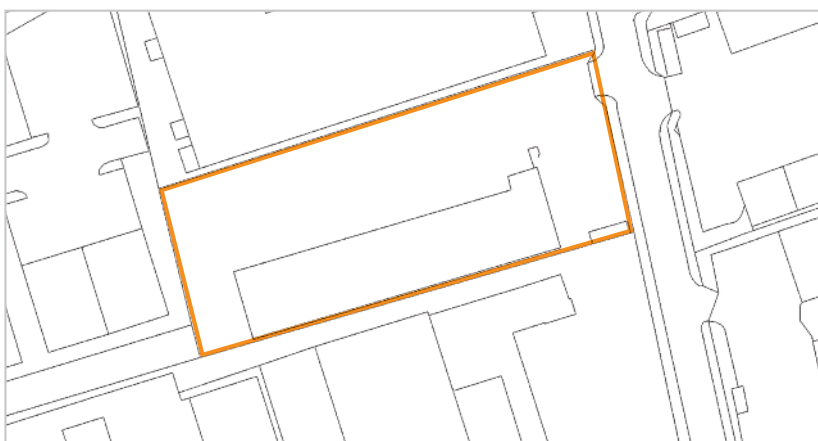
Long Leasehold.  
Held for a term of 200 years from 01/12/2006 at a peppercorn rent. The lease provides an option to purchase the Freehold for £1 + VAT, subject to conditions being satisfied. Please refer to the legal pack for further information.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Band C. Available from the legal pack at acuitus.co.uk.



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