

# Lot 27

£95,513 per annum exclusive  
rising to a minimum of  
£110,725.74 in 2022 and  
£128,361.49 in 2027

## Travis Perkins, 182 Tat Bank Road Oldbury, Birmingham, West Midlands B69 4NQ Well Located Warehouse Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Office	1,041.60 sq m	(11,212 sq ft)	TRAVIS PERKINS (PROPERTIES)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (2)	£95,513	01/12/2022 and five yearly (3)
Mezzanine	Warehouse/Storage	263.00 sq m	(2,831 sq ft)				
First	Office/Ancillary	242.80 sq m	(2,614 sq ft)	LIMITED (1)			
<b>Total</b>		<b>1,547.40 sq m</b>	<b>(16,657 sq ft)</b>			<b>£95,513 rising to a minimum of £110,725.74 in 2022 and £128,361.49 in 2027</b>	

- (1) For the year ending 31 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.

# Lot 27

£95,513 per annum exclusive rising to a minimum of £110,725.74 in 2022 and £128,361.49 in 2027

### 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 £110,725.74 in 2022 and £128,361.49 in 2027
- Close proximity to the M5 (junction 2)
- Approximate site area of 0.48 hectares (1.19 acres)
- Future option to purchase freehold for £1 (see legal pack)

### On behalf of a Major Investment Manager

#### Location

Miles: 6 miles west of Birmingham  
 Roads: M5 (Junction 2), B4182, A457  
 Rail: Langley Green  
 Air: Birmingham International Airport

#### Situation

Oldbury is located 6 miles west of Birmingham city centre. The property is situated in an established industrial location on Tat Bank Road with nearby occupiers including Applus Aerospace UK, Liberty Industries Group and Montracon. The location benefits from strong road connections, with junction 2 of the M5 Motorway approximately 1.2 miles west of the property, providing excellent access to the wider motorway network and Birmingham city centre.

#### Description

The property comprises a substantial warehouse, currently arranged to provide a ground floor warehouse, mezzanine level, two storey offices and an entrance lobby. Travis Perkins uses the warehouse for maintenance of its tool hire stock. The property benefits from a large site area of approximately 0.48 hectares (1.19 acres) and a low approximate site cover of 22%.

#### Tenure

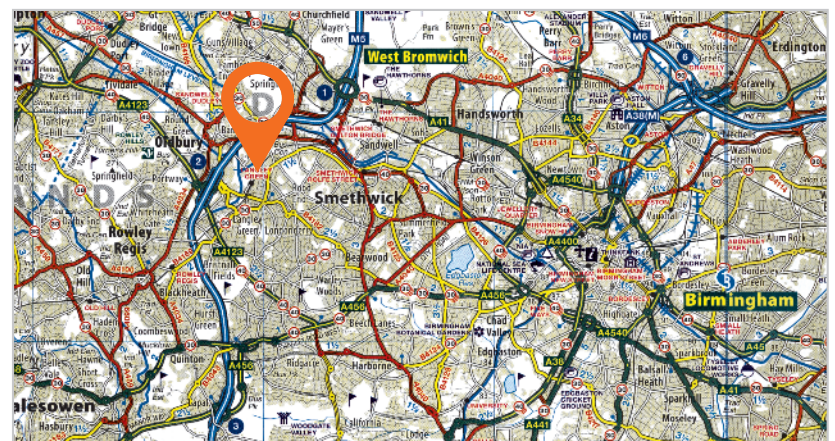
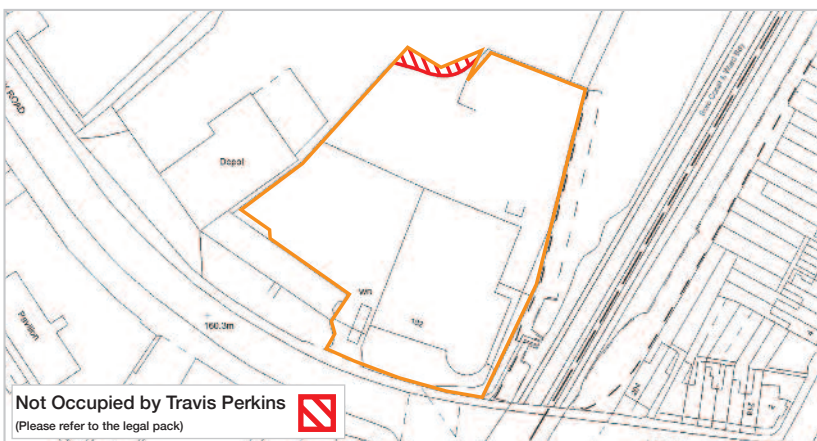
Long Leasehold.  
 Held for a term of 200 years from 01/12/2006 at a peppercorn rent. The lease provides an option to purchase the Freehold for £1 + VAT, subject to conditions being satisfied. Please refer to the legal pack for further information.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Band C. Available in legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
 Georgina Roberts  
 +44 (0)20 7034 4863  
 georgina.roberts@acuitus.co.uk

**Acuitus**  
 Charlie Powter  
 +44 (0)20 7034 4853  
 charlie.powter@acuitus.co.uk

**Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP**  
 Donald Shaw  
 +44 (0)20 7367 2323  
 donald.shaw@cms-cmno.com