

# Lot 32

£69,212 per annum exclusive rising to a minimum of £80,235.68 in 2022 and £93,015.14 in 2027

## Travis Perkins, 3 Station Road, Williton, Taunton TA4 4RL Well Located Trade Counter Investment





## Tenancy and accommodation

# Lot 32

£69,212 per annum exclusive rising to a minimum of £80,235.68 in 2022 and £93,015.14 in 2027

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Trade Counter	477.90 sq m	(5,144 sq ft)	TRAVIS PERKINS (PROPERTIES) LIMITED (1)	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (2)	£69,212	01/12/2022 and five yearly (3)
Ground	Office	45.40 sq m	(489 sq ft)				
First	Offices	220.00 sq m	(2,368 sq ft)				
Ground	Warehouse	590.60 sq m	(6,357 sq ft)				
Mezzanine	Storage	80.10 sq m	(862 sq ft)				
<b>Total</b>		<b>1,414.00 sq m</b>	<b>(15,220 sq ft)</b>			<b>£69,212 rising to a minimum of £80,235.68 in 2022 and £93,015.14 in 2027</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.

### 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 £80,235.68 in 2022 and £93,015.14 in 2027
- Approximate site area of 0.95 acres (0.38 hectares)
- Future option to purchase freehold for £1 (see legal pack)

### On behalf of a Major Investment Manager

#### Location

**Miles:** 14 miles north-west of Taunton  
18 miles west of Bridgwater  
38 miles north-east of Exeter  
**Roads:** A39, A358, M5 (junction 25)  
**Air:** Exeter Airport, Bristol Airport

#### Situation

Williton is a West Somerset town located approximately 14 miles north-west of Taunton at the junction of the A39, A358 and B1391. The property is located on Station Road, adjacent to Williton Railway Station (a heritage railway). The property forms part of the established Williton Industrial Estate with nearby occupiers including Deso Engineering, Williton Auto Services and Agritrac.

#### Description

The property comprises two standalone units, one currently arranged to provide a ground floor trade counter unit with ancillary office accommodation on part ground and first floor and the other providing a ground floor warehouse unit with mezzanine storage. The warehouse benefits from roller shutter doors and a large storage yard with customer parking. The property has an approximate site area of 0.95 acres (0.38 hectares) and a low site cover of approximately 29%.

#### Tenure

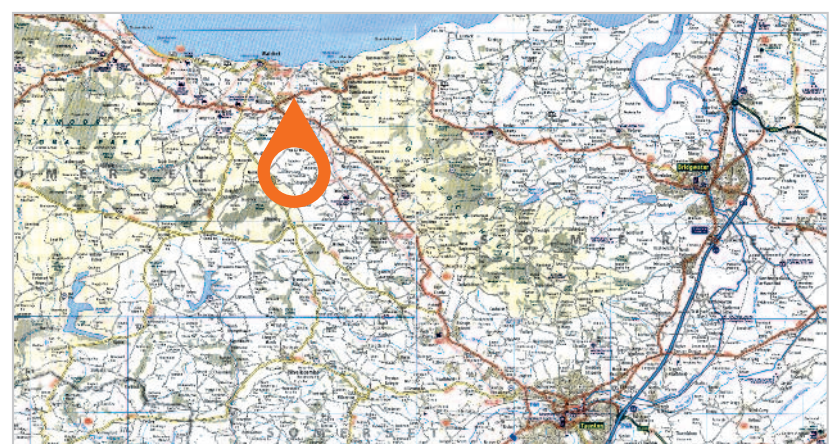
Long Leasehold.  
Held for a term of 200 years from 01/12/2006 at a peppercorn rent. The lease provides an option to purchase the Freehold for £1 + VAT, subject to conditions being satisfied. Please refer to the legal pack for further information.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Band C. Available in legal pack.



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