

Lot 10

£90,000 per annum
exclusive

Kwik Fit, 80 Brunswick Street (A52),
Newcastle-under-Lyme, ST5 1HL

Freehold Motor Trade Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Motorist Centre	730.76 sq m (7,863 sq ft)	KWIK-FIT (GB) LIMITED (1)	25 years from 15/03/2005 on a full repairing and insuring lease (2)	£90,000	15/03/2020 and 15/03/2025 (14/03/2030)
Totals		730.76 sq m (7,863 sq ft)			£90,000	

- (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 suppliers of tyres in the country and carry stocks of over 600,000 products in over 600 centres in the UK (Source: www.kwik-fit.com 25/09/2019). For the year ending 31st March 2018, Kwik-Fit (GB) Limited reported a turnover of £481,661,000, pre-tax profits of £54,371,000 and a total net worth of £125,764,000 (Source: Experian 25/09/2019).
- (2) The lease is subject to a schedule of condition.



Photograph taken March 2017

Lot 10

£90,000 per annum
exclusive

Key Details

- Let to Kwik-Fit (GB) Limited until 2030 (no breaks)
- Open Market Rent Reviews in 2020 and 2025
- Approximately 0.13 hectares (0.32 acres) with 13 car parking spaces
- Long term residential redevelopment potential (subject to consents)
- Neighbouring occupiers include Johnsons the Cleaners and Bathstore

Location

Miles: 45 miles north-west of Birmingham
45 miles south of Manchester
37 miles south-east of Chester

Roads: M6, A50, A52, A53

Rail: Stoke-on-Trent Railway Station

Air: Birmingham Airport
Manchester Airport

Situation

The property is prominently located on the south side of busy Brunswick Street (A52) and between North Street and Hanover Street, some 500 metres east of Newcastle-under-Lyme town centre. The A52 is a main arterial route between Stoke-on-Trent and Newcastle-under-Lyme. Nearby occupiers include Johnsons the Cleaners and Bathstore.com.

Description

The property, a single storey motorist centre, comprises integral office and ancillary accommodation and benefits from an eaves height of approximately 5m/17ft, five roller shutter doors and car parking to the front and side of the property for approximately 13 cars. The property also benefits from a site area of approximately 0.13 hectares (0.32 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Blackstone Solicitors
Fraz Hussain
+44 (0)20 8971 9520
f.hussain@blackstonesolicitors.com