

# Lot 7

£44,460 per annum exclusive

## Topps Tiles, Avery Way, Tamar View Industrial Estate, Saltash, Cornwall PL12 6LD

Freehold Retail Warehouse Investment



### Key Details

- Let to Multi-Tile Limited (t/a Topps Tiles) until 2025 (no breaks)
- Located on the well established Tamar View Industrial Estate
- Major occupiers on the estate include Waitrose, B&M Stores, Euro Car Parts, Toolstation, Howdens Joinery and Travelodge

### Location

**Miles:** 6 miles north-west of Plymouth  
43 miles south-west of Exeter  
120 miles south-west of Bristol

**Roads:** A38, A388, A386

**Rail:** Saltash Railway Station

### Situation

Saltash is located on the west side of the Tamar Bridge and approximately 6 miles north-west of Plymouth. The property is situated on the well established Tamar View Industrial Estate, north of the A38 dual carriageway. Major occupiers on the estate include Waitrose, Screwfix, B&M Stores, Euro Car Parts, Toolstation, Howdens Joinery and Travelodge.

### Description

The property comprises a ground floor trade counter unit benefiting from an eaves height of approximately 5 metres and car parking.

### 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

### Note

The neighbouring property occupied by Screwfix is being offered as Lot 15.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Trade counter	391.61 sq m (4,215 sq ft)	MULTI-TILE LIMITED t/a Topps Tiles (1)	10 years from 27/01/2015 on a full repairing and insuring lease (2)	£44,460	27/01/2020 (26/01/2025)
<b>Totals</b>		<b>391.61 sq m (4,215 sq ft)</b>			<b>£44,460</b>	

(1) For the year ending 29th September 2018, Multi-tile Limited reported pre-tax profits of £9,139,000 and a total net worth of £188,124,000 (Source: Experian Group 01/10/2019).



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