£44,460 per annum

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

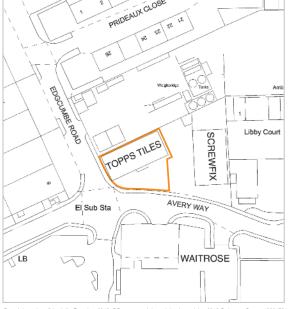
Note

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)
Totals		391.61 sq m	(4,215 sq ft)			£44,460	

(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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