

Screwfix, 4 Avery Way, Tamar View Industrial Estate, Saltash, Cornwall PL12 6LD

Freehold Trade Counter Investment

Lot 15

£50,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Trade Counter	458.3 sq m (4,933 sq ft)	SCREWFIX DIRECT LIMITED (1)	10 years from 03/01/2014 on a full repairing and insuring lease (2)	£50,000	03/01/2019 (02/01/2024)
Totals		458.3 sq m (4,933 sq ft)			£50,000	

(1) For the year ending 31st January 2018, Screwfix Direct Limited reported a turnover of £1,527,092,000, pre-tax profits of £171,523,000 and a total net worth of £569,587,000 (Source: Experian Group 01/11/2019).

(2) The lease is subject to a schedule of condition.

Key Details

- Let to Screwfix Direct Limited until 2024 (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, B&M Stores, Topps Tiles, Euro Car Parts, Toolstation, Howdens Joinery and Travelodge.

Description

The property comprises a modern unit with ground floor trade counter accommodation benefiting from an average eaves height of approximately 4 metres (13 feet) and car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

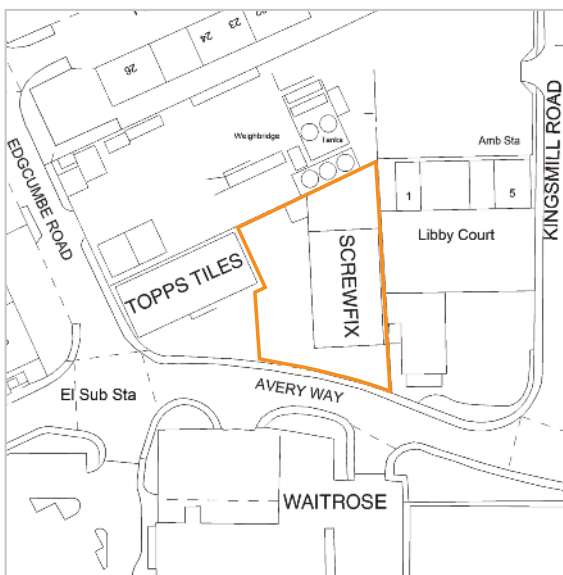
Six Week Completion

Energy Performance Certificate

Band B. See legal pack at acuitus.co.uk

Note

The neighbouring property occupied by Topps Tiles is being offered as lot 7.



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