

Lot 32

£55,000 Per Annum
Exclusive

Preston Plumbing & Direct Window Co, Brookfield Street and Southgate, Preston, Lancashire PR1 1NR

Freehold Retail Trade Counter Investment



Tenant fit out works have commenced internally, signage has been digitally modified



Key Details

- Let to tenants trading as Preston Plumbing Supplies and Direct Window Co
- Let on new leases from 2019 and 2020
- Approximately 557.40 sq m (6,000 sq ft)
- Modern units in Established Trade Counter location
- Nearby occupiers including PureGym, Kwikfit and ESP Bathrooms amongst others

Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, M6, M55
Rail: Preston
Air: Manchester Airport

Situation

The property is prominently situated with access from both Brookfield Street and Southgate, one mile north of Preston City Centre. The property benefits from excellent road access, being less than three miles south of J1 of the M55, and four miles west of J31 of the M6. The property is situated in an established retail and trade counter location with nearby occupiers including PureGym, Kwikfit and ESP Bathrooms amongst others.

Description

The property comprises two retail/trade counter units with parking for seven cars for the unit let to tenant trading as Preston Plumbing.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

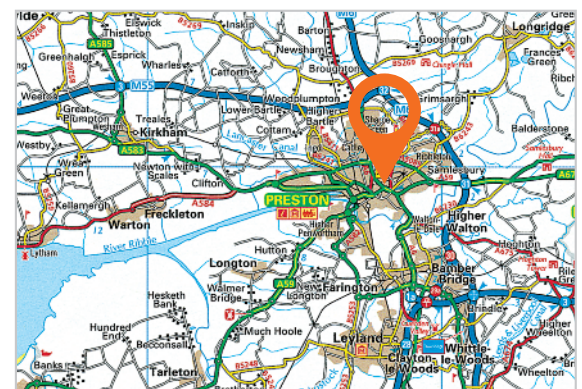
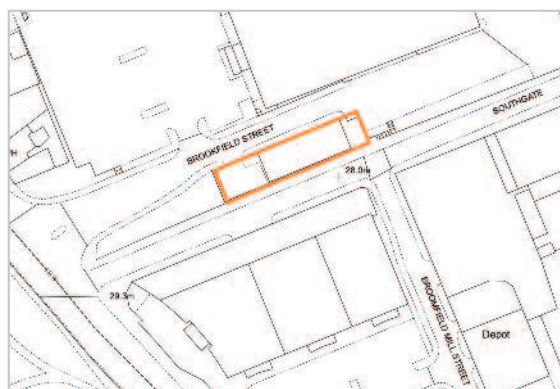
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground (Brookfield Street)	Retail (+ 7 car parking spaces)	278.70 sq m	(3,000 sq ft)	PRESTON PLUMBING SUPPLIES LIMITED (1)	5 years from 01/03/2020	£30,000	-
Ground (Southgate Street)	Retail	278.70 sq m	(3,000 sq ft)	C A GOSS LIMITED (2) (t/a Direct Window Co)	10 years from 01/10/2019 (3)	£25,000	01/10/2024
Total		557.40 sq m	(6,000 sq ft)			£55,000	

- (1) "For over 10 years, Preston Plumbing Supplies have been providing superior quality bathrooms to suit all different tastes and budget range." (source: www.prestonplumbingsupplies.co.uk 28/04/2020). The tenant has commenced fit out works internally and are due to start fitting out externally, however works have been halted for the time being due to COVID-19.
- (2) Direct Window Co is a family run business which has been in operating for over 20 years, featuring the latest energy efficient products and multi-million pound state-of-the-art machinery. Direct Window Co operate from 14 units in the UK and manufacture their products from three factories. (www.directwindowco.com 29/04/2020)
- (3) The lease is subject to a tenant option to determine in October 2024.



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