

# Lot 7

£49,916 Per Annum  
Exclusive

## Travis Perkins, Unit 1 Beevor Industrial Estate, Barnsley, South Yorkshire S71 1HN

Well Located Trade Counter Investment





## Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse	647.10 sq m	(6,965 sq ft)	TRAVIS PERKINS (PROPERTIES) LIMITED (1) t/a Travis Perkins	25 years from 01/12/2006 until 30/11/2031 on a full repairing and insuring lease (2)	£49,916	01/12/2020 (3) 01/12/2025 01/12/2030 (4)
Mezzanine	Ancillary	69.10 sq m	(744 sq ft)				
<b>Total</b>		<b>716.20 sq m</b>	<b>(7,709 sq ft)</b>			<b>£49,916</b>	

- (1) For the year ending 31/12/2019, Travis Perkins (Properties) Limited reported a turnover of £68,000,000, pre-tax profits of £31,000,000 and shareholder's funds of £290,400,000 (NorthRow 03/03/2021). Established over 200 years ago, Travis Perkins is one of the largest suppliers of building materials to the UK's building and construction industry. Travis Perkins operate from over 560 branches and 300 tool-hire outlets. (travisperkins.co.uk)
- (2) The lease is subject to a Schedule of Condition.
- (3) The rent is reviewed to the higher of two-thirds of Market Rent or a 3% pa compounded increase. Whilst the rent due from the December 2020 rent review date has been increased to the minimum 3% pa compounded, the purchaser may still be able to negotiate a higher rent due to the December 2020 review being outstanding.
- (4) The lease further benefits from minimum fixed increases in rent to £57,866 pa in December 2025 and £67,082 pa in December 2030.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

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### Key Details

- Entirely let to Travis Perkins (Properties) Limited
- 25 year lease expiring in November 2031 (no breaks)
- Established trade location within Beevor Industrial Estate
- 716.20 sq m (7,709 sq ft) Trade Counter unit on large site of approximately 1.89 acres (0.77 ha)
- Very low site coverage of approximately 8.46%
- Rent reviewed 5 yearly to the higher of two-thirds of Market Rent or 3% pa compounded annually
- Rent rising to a minimum of £57,866 pa in December 2025 and a minimum of £67,082 pa in December 2030

### On Behalf of a Major Asset Manager

### Location

**Miles:** 14 miles north of Sheffield  
20 miles south of Leeds

**Roads:** A628, M1 (J37)

**Rail:** Barnsley Interchange

**Air:** Doncaster/Sheffield Airport

### Situation

The South Yorkshire town of Barnsley is a large commercial centre, located approximately 14 miles north of Sheffield and 20 miles south of Leeds. The property benefits from excellent road connections with access to J37 of the M1 motorway just two miles to the west. The property is located within the well established Beevor Industrial Estate, accessed from Pontefract Road (A628), approximately 1.5 miles east of Barnsley town centre. Nearby occupiers on Beevor Industrial Estate include Barnsley Auto Centre, SDL Minorfern, Palmer Civil Engineers, Yorkshire Industrial Tyres and Tyke Racing.

### Description

The property comprises a large, single storey detached warehouse which has been sub-divided into trade counter/showroom, office, warehouse, mezzanine storage and ancillary accommodation. The property benefits from a roller shutter door and extensive concrete hard standing yard used for external storage and customer parking. There are a further two out-buildings within the yard used for additional storage (including a Tempa Store) and are not included in the rentalised area. The total site extends to some 1.89 acres (0.77 ha), resulting in a very low site coverage of approximately 8.46%.

### Tenure

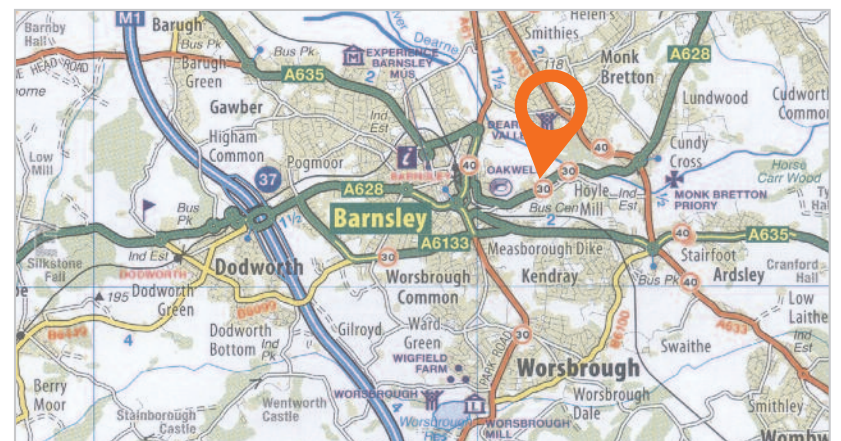
Long Leasehold. 200 years from 1st December 2006 at a peppercorn rent. The Freehold Interest can be purchased for £1+VAT, subject to conditions being satisfied. Please refer to the legal pack for further information.



Photographs taken August 2020



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