

Lot 8, One Stop Hire, Fourmarts Road, Martland Park, Wigan,

WN5 0LR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Trade Counter/Warehouse Investment

- Entirely let to One Stop Hire Limited
- New 10 year lease from 13th July 2021 (subject to option)
- 10,800 sq ft building on large secured self-contained site, extending to 0.8 acres
- Let to rapidly expanding tenant with 25 depots in the Midlands & North of England
- Located on established Industrial Estate close to M6 and M58 motorways and close to Kraft Heinz, Torque, Arrow XL and CTec
- VAT-free investment

Lot 8
Auction 31/Mar/2022

Rent £74,000 per Annum Exclusive
Status Available

Sector Trade Counter
Auction Venue Live Streamed Auction

Location

Miles 2 miles west of Wigan Town Centre
Roads M6, M58
Rail Wigan Railway Station
Air Liverpool John Lennon Airport

Situation

The property is situated on the well established Martland Park Industrial Estate approximately 2 miles west of Wigan town centre and in close proximity to the M6 and M58 motorways. Occupiers in the immediate vicinity include national and regional companies such as Kraft Heinz, Torque, Arrow XL and CTec.

Tenure

Freehold.

Description

The property comprises a trade counter/warehouse arranged on the ground floor together with ancillary offices arranged on the ground & first floors. The property benefits from a large self-contained secure site extended to 0.8 acres with 4 level access loading doors and a secure yard.

The tenant has closed two nearby depots to create this new multicentre offering hire, sales, lifting and non-mechanical equipment, along with training facilities.

VAT

VAT is not applicable to this lot.

Completion Period

6 Week Completion

EPC

Band D.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas (Approx sq m)	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Trade Counter/Warehouse	668.88 sq m	(7,200 sq ft)	ONE STOP HIRE LIMITED (1)	10 years from 13/07/2021 (2) on a full repairing and insuring lease.	£74,000	13/07/2026
First	Offices Offices	167.22 sq m 167.22 sq m	(1,800 sq ft) (1,800 sq ft)				
Total		1,003.32 sq m	(10,800 sq ft)			£74,000	

(1) For the year ending 31st December 2021, One Stop Hire Limited reported a turnover of £14,759,317 a pre-tax profit of £1,621,765 and shareholder funds of £6,527,074 (Source: North Row 25/02/2022). One Stop Hire currently trade from 25 depots in the Midlands and North of England

(2) The lease is subject to a tenant option to determine on 12/07/2027. If the tenant does not operate their break option, a 4 month rent free period will be granted at the start of year 7 - please see lease

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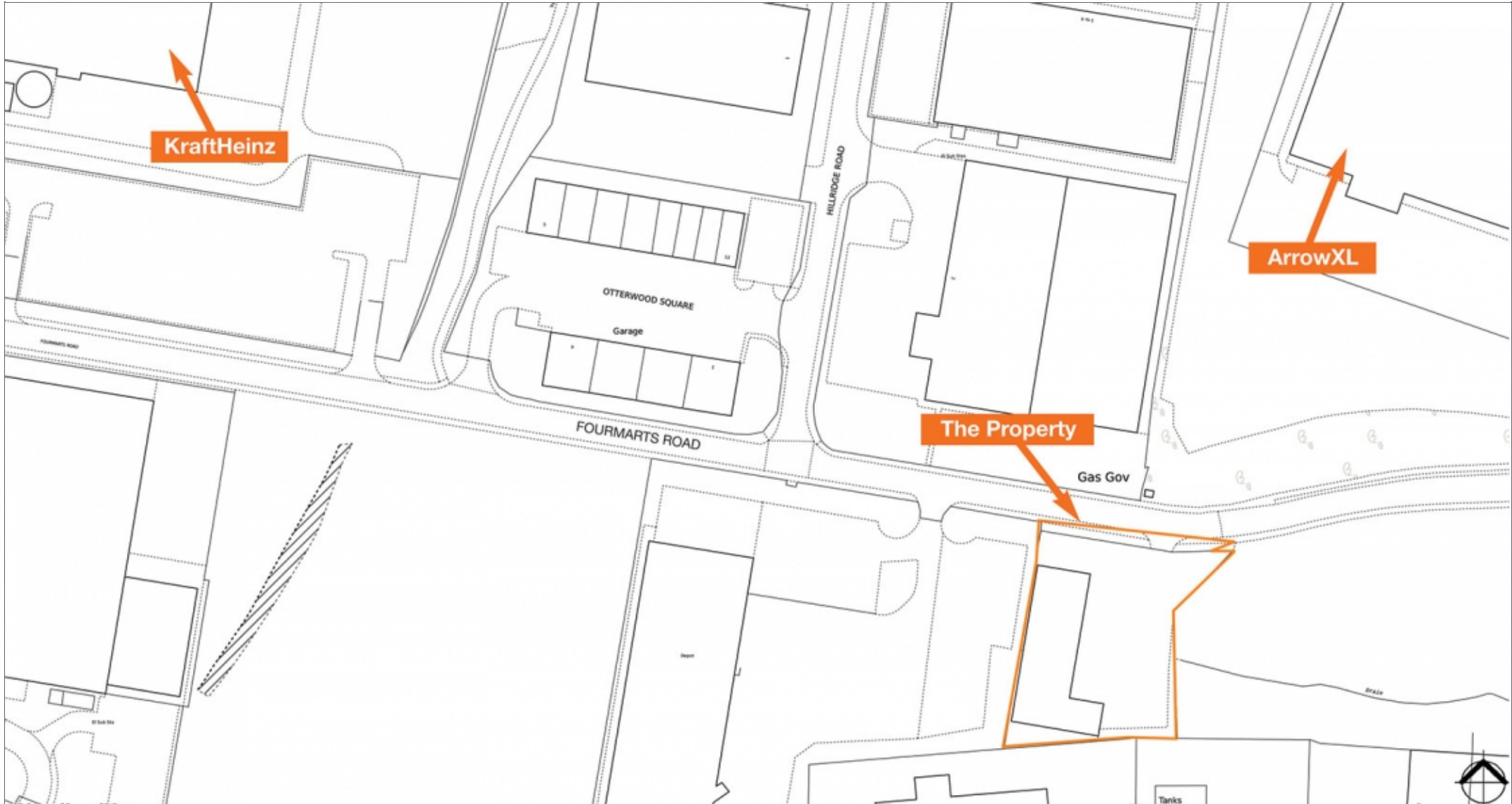
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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

BBS Law
The Edge, Clowes Street
Salford
M3 5NA

Daniel Berger
0161 832 2500
daniel@bbslaw.co.uk

Associate Auctioneers



Colliers International
Chancery Place, Brown Street
Manchester
M2 2JT

Nathan Khanverdi
07594 091 365
nathan.khanverdi@colliers.com

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September 2020