

# Lot 12, HB Accident Repair Centre, 349 Moorside Road, Swinton, Manchester, M27 9PN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





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## Property Information

### Freehold Industrial Investment

- Let to HB Accident Repair Network Ltd Until 2030 (Subject to Option)
- Attractive and Modern Industrial Unit
- Rent Reviewed in line with the Retail Price Index (RPI) subject to Minimum of 2% and a Maximum of 4%.
- Approximate Site Area of 0.55 Ha (1.40 Acres)
- Appropriate Site Coverage of 39%
- Well Located in Commercial Hub Close to the M60 and M61
- Nearby occupiers include Amazon, Howdens, Screwfix and Toolstation

#### Lot

12

#### Auction

12/Jul/2022

#### Rent

£125,000 per Annum Exclusive  
(2)

#### Sector

Industrial/Warehouse

#### Status

Available

On Behalf of a Major Fund

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles north west of Manchester City Centre, 8 miles south east of Bolton

#### Roads

M60, M61, A580, A6

#### Rail

Moorside Railway Station, Swinton Railway Station

#### Air

Manchester Airport

### Situation

Swinton is strategically situated immediately south of the junction of M60, M61 and M62 some 5 miles north west of Manchester city centre. The property is prominently situated on the west of Moorside road 100 metres south of junction with the A6 and adjacent to Moorside Railway Station. The immediate locality is a well established commercial hub with a large number of industrial units with occupiers including Amazon, Screwfix, Toolstation and Howdens.

### Tenure

Freehold.

### Description

The property comprises two modern portal framed industrial buildings with ground floor industrial accommodation and integral office accommodation on the first floor. The industrial units benefit from an eaves height of approximately 4.2 metres (14ft) and 3 x vehicle access loading doors to the side and the rear. The property benefits from car parking to the front and the rear and a site area of 0.55 Ha (1.40 Acres) and a site coverage of 39%.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review /(Reversion)
Ground First	Workshop/Office Office (B2,B8 or E(g))	1,982.76 138.40	(21,342) (1,489)	HB ACCIDENT REPAIR NETWORK LIMITED (CRM 12944332) (1)	10 years from 29/12/2020 (3)	£125,000 (2)	5 yearly (29/12/2020) (4)
<b>Total Approximate Floor Area</b>		<b>2,121.16</b>	<b>(22,831) (4)</b>			<b>£125,000 (2)</b>	

(1) HB Accident Repair Network Limited (CRM 12944332) was incorporated in 2020 ([www.hbarn.co.uk](http://www.hbarn.co.uk)).

(2) The current rent reserved under the terms of the lease is £120,000 per annum exclusive (pax). The lease provides for the rent to be increased to £125,000 p.a.x. on 27/11/2023. The Seller will pay to the Buyer the difference between the current rent reserved of £120,000 p.a.x. and £125,000 p.a.x. from completion of the sale until 27/11/2023. Therefore the property will produce £125,000 p.a.x. from completion of the sale.

(3) The lease provides for a tenant option to determine the lease on 29/12/2025 upon serving 6 months written notice. If the tenant does not exercise the option to determine the lease the tenant will then benefit from a 3 month rent free period.

(4) The lease provides for the rent to be increased in line with the Retail Price Index (RPI) subject to a minimum of 2% and a maximum of 4% . Please see the Rent Review clause in the lease which is available within the Legal Pack.

(5) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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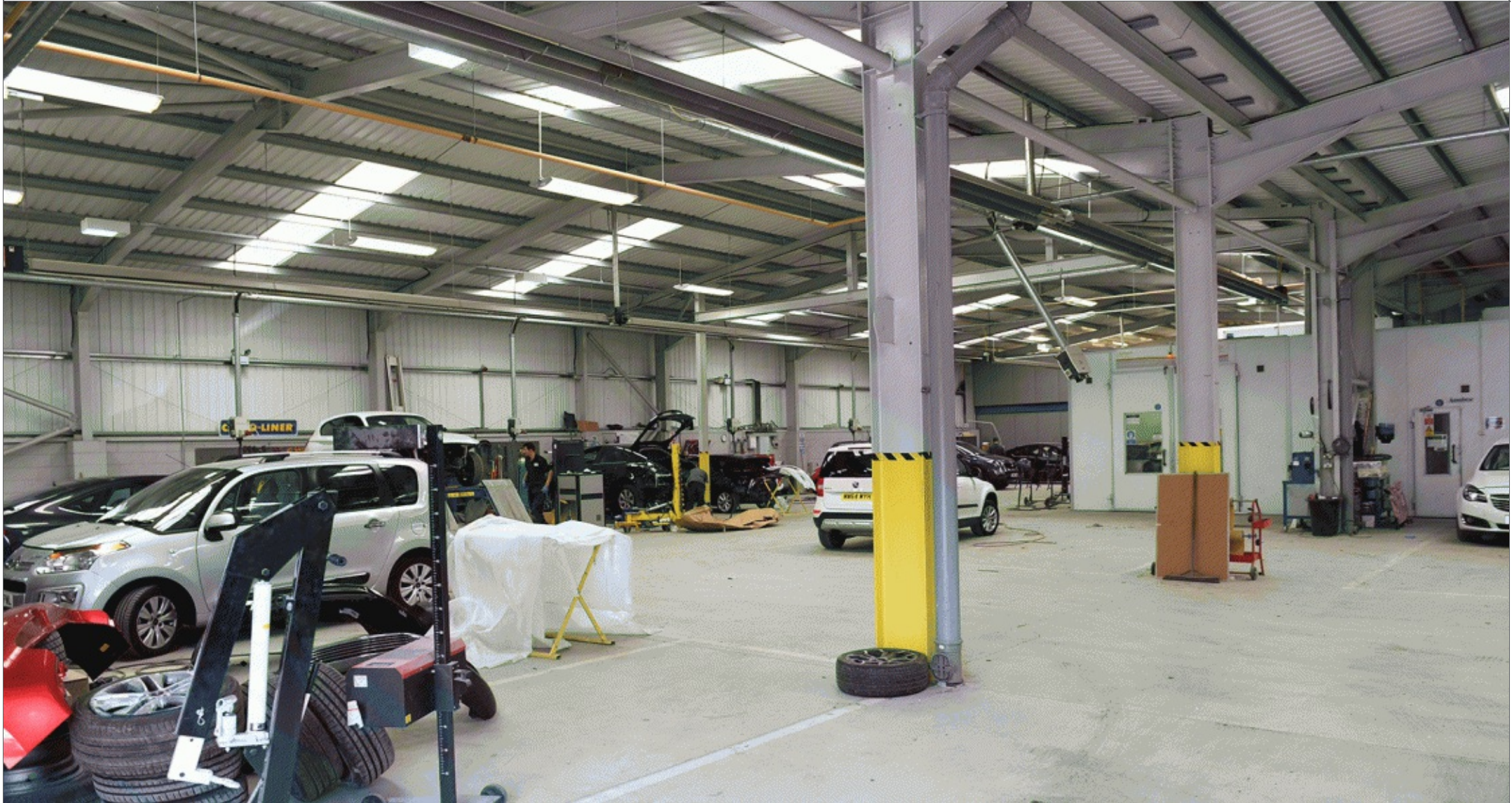
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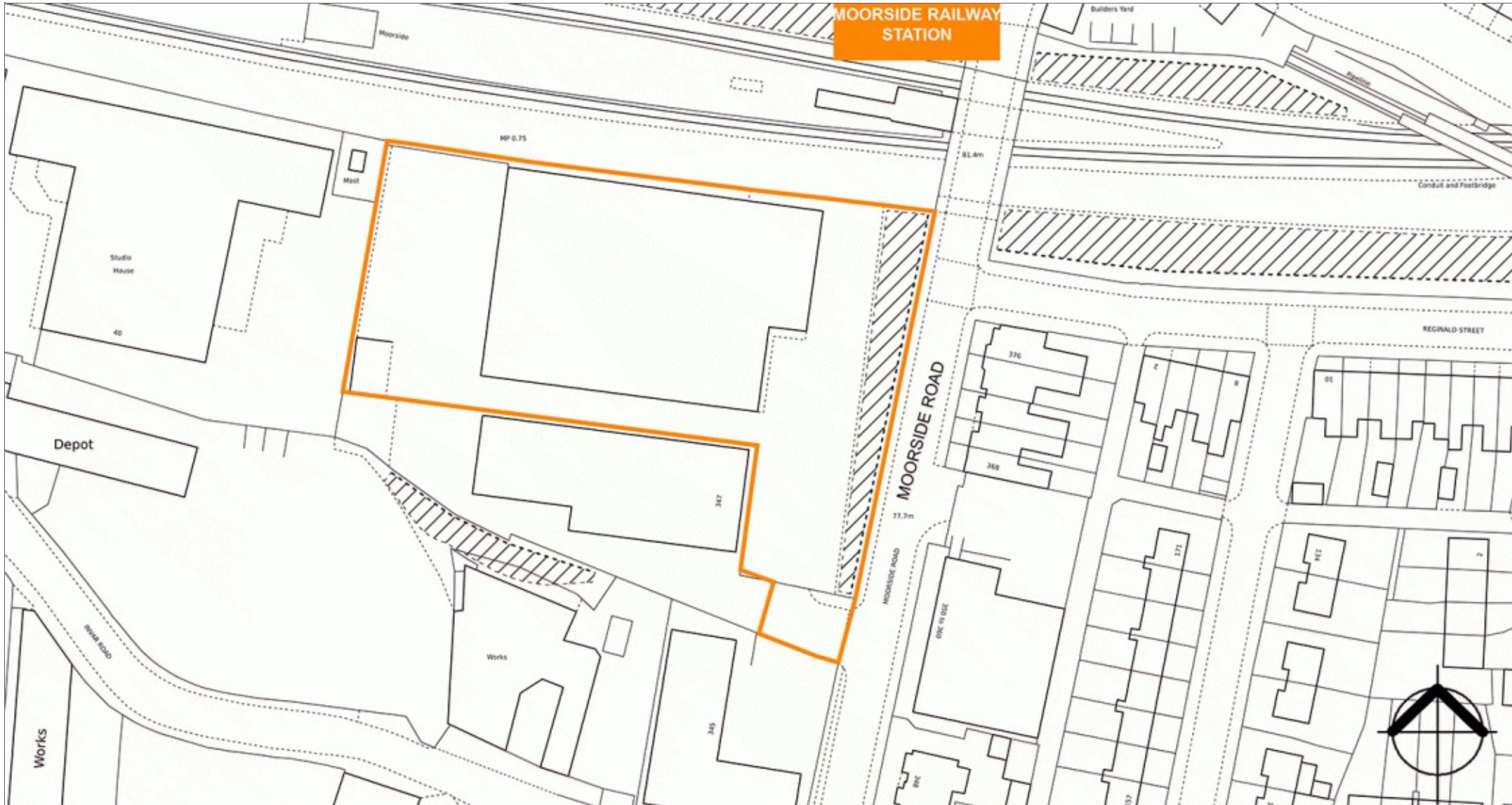
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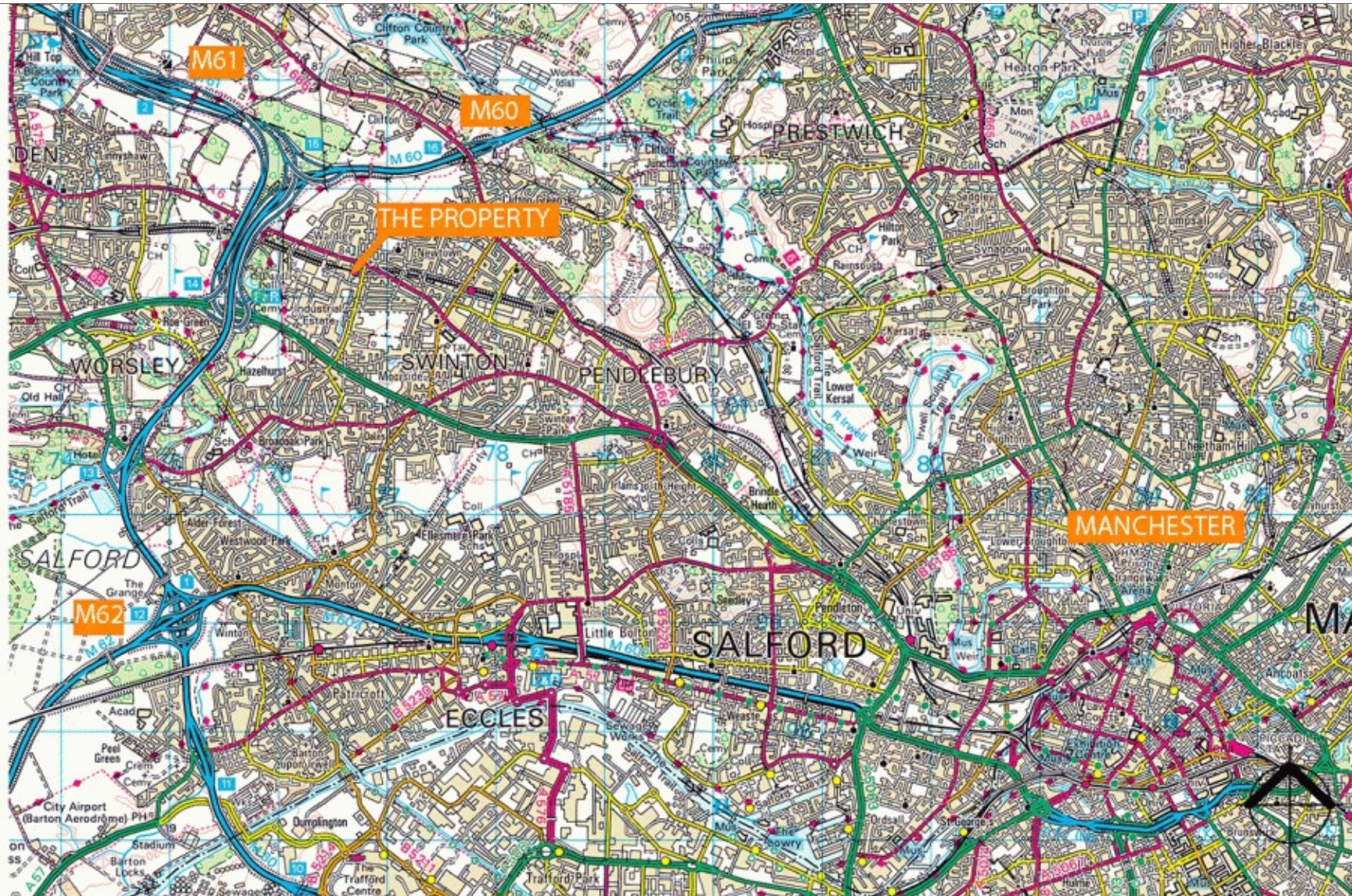
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## Contacts

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September 2020