



Tenure

Freehold.

Location

Blackburn has a population of some 106,000, and is a major commercial centre situated approximately midway between Burnley and Preston, 21 miles north-west of Manchester. The town is served by the M65 Motorway, whilst the A677 links with the M6 Motorway 10 miles west of the town centre.

The property is situated on the south side of Pendle Street, between its junction with Lambeth Street and Audley Street. Pendle Street runs parallel to the A678 which runs east off Blackburn ring road. Occupiers close by include a Renault & Volvo dealership (adjacent), ATS Euromaster and a Triumph/Piaggio motorcycle dealership.

Description

The property is arranged on ground and one upper floor to provide a car showroom, offices and parts centre with car workshop area to the rear. Further offices and light storage are at first floor and mezzanine. The site area totals approximately 0.39 hectares (0.96 acres). Externally, the property benefits from display parking for approximately 46 cars fronting Pendle Street and Lambeth Street, whilst there is further parking to the rear.

The property provides the following gross internal areas:

Ground Floor	1,218.6 sq m	(13,117 sq ft)
Mezzanine & First Floor	259.6 sq m	(2,794 sq ft)
Total	1,478.2 sq m	(15,911 sq ft)

Site Area: 0.39 hectares (0.96 acres)

NB. Not inspected by Allsop. Areas taken from a valuation report

Tenancy

The entire property is at present let to THORANMART LTD, guaranteed by Cambria Automobiles plc, for a term of 13.5 years from 24th June 2010 at a current rent of £75,000 per annum. The lease provides for a rent review on 18th June 2013 (which is outstanding) and every 5th year of the term and contains full repairing and insuring covenants, subject to a Schedule of Condition. There is a tenant's break option on 24th December 2018.

Tenant Information

Thorantmart Ltd was acquired by Cambria Automobiles in 2007. Cambria Automobiles plc is one of the UK's fastest growing motor dealership groups and now comprises 30 dealerships representing 47 franchises and 17 brands throughout England.

(www.cambriaautomobilesplc.com)

Website Address: www.blackburnmotor-park.co.uk

For the year ended 31st August 2015, Cambria Automobiles plc reported a turnover of £523.812m, a pre-tax profit of £7.655m, shareholders' funds of £33.666m and a net worth of £25.273m. (Source: riskdisk.com 04.11.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

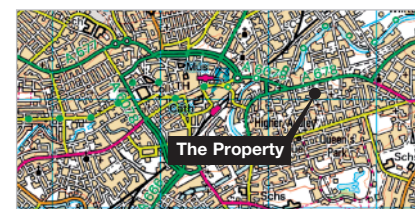
Blackburn

Blackburn Motor Park Lambeth Street Bottom Gate Lancashire BB1 1NG

- **Freehold Car Showroom Investment**
- Let with guarantee from Cambria Automobiles plc
- Combined Fiat & Alfa Romeo dealership
- Comprises 1,478.2 sq m (15,911 sq ft) car showroom on 0.39 hectare (0.96 acre) site
- 2013 Rent Review Outstanding
- Current Rent Reserved

£75,000 pa

On the Instructions of Ernst & Young Receivers



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