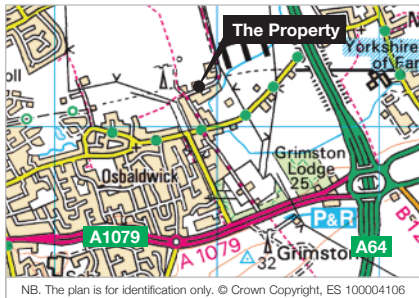


# **York** **Keyline Builders Merchants** **Outgang Lane** **Osbaldwick** **North Yorkshire** **YO19 5UP**

- **Freehold Builders Merchant Depot Investment**
- Let to Keyline on a new 10 year lease (1)
- Tenant's improvements may be rentalised in 2022/2028
- Large yard on site of 1.63 acres
- Rent Review 2022
- VAT not applicable
- Current Rent Reserved

**£59,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

The historic city of York is located 25 miles east of Leeds, midway between London and Edinburgh, and is an established regional centre serving a population of 198,000, together with an extensive catchment area.

The city enjoys excellent communications, London King's Cross by rail in under 2 hours, and road being at the junction of the A64 and the A59, each giving easy access to the A1(M) which is about 12 miles to the west.

The property is situated close to the A64/Hull Road junction, to the east of the city centre on an established industrial estate.

Occupiers close by include PB Curran, Yorkshire Housing and Varlink.

## **Description**

The property is arranged on a broadly triangular site and comprises a single storey depot, constructed in three stages, to provide approximately 1,476 sq m (15,897 sq ft) of accommodation (including a mezzanine area of 1,350 sq ft). The site, which is fenced, extends to approximately 0.4 hectares (1.63 acres).

The property provides the following accommodation and dimensions:

<b>Building 1</b>		
Ground Floor	569.30 sq m	(6,128 sq ft)
Mezzanine	125.40 sq m	(1,350 sq ft)
<b>Building 2 (1994 Tenant's Improvements)</b>		
Ground Floor	388.20 sq m	(4,179 sq ft)
<b>Building 3 (2007 Tenant's Improvements)</b>		
Ground Floor	394.00 sq m	(4,240 sq ft)
<b>Total</b>	<b>1,476.90 sq m</b>	<b>(15,897 sq ft)</b>

## **Tenancy**

The entire property is at present let to KEYLINE BUILDERS MERCHANTS LIMITED for a term of 10 years from 25th December 2017 at a current rent of £59,500 per annum. The lease provides for a rent review after 5 years, together with a lessee's break option (1) and contains full repairing and insuring covenants with reference to a schedule of condition. The tenant erected buildings 2 and 3 during the course of a previous lease and it has been agreed that building 2 may be rentalised on review in 2022, and building 3 in 2028 (21 years from the respective construction dates). Further details are set out in the retrospective Licence for Alterations.

## **Tenant Information**

No. of Branches: 60.

Website Address: [www.keyline.co.uk](http://www.keyline.co.uk)

For the year ended 31st December 2016, Keyline Builders Merchants Limited reported a turnover of £484m, a pre-tax profit of £32.7m and a net worth of £262m. (Source: Experian 16.04.2018.)

The tenant's parent company is Travis Perkins plc.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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