

# Chipping Sodbury

## Kwik Fit

### Badminton Road

### Bristol

### BS37 6LX

- **Freehold Tyre Depot Investment**
  - Let to Kwik-Fit Properties Limited with a guarantee from Kwik-Fit Holdings Ltd
  - Lease expires 2029
  - Busy roadside location
  - Rent Review 2019
  - Current Rent Reserved
- £46,739 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Chipping Sodbury, with a population of 32,000, is located 11 miles north-east of Bristol equidistant from Junctions 18 and 19 of the M4 Motorway 6 miles to the south. The town is served by the A432 which connects Bristol to the south and the A46 Bath to Coventry Road to the north.

The property is located in a prominent roadside location on Badminton Road (A432) in between its junctions with Stover Road and North Road, and close to The Bell Public House.

## Description

The property is arranged on ground floor only to provide a ground floor tyre depot with reception area and storage and staff accommodation. The property benefits from forecourt parking to the front, a rear yard and 5 roller shutter doors.

The property provides the following accommodation and dimensions:

**Ground Floor** 409 sq m (4,403 sq ft)

## Tenancy

The entire property is at present let to KWIK-FIT PROPERTIES LIMITED with a guarantee from Kwik-Fit Holdings plc (now Ltd) for a term of 30 years from 24th February 1999 at a current rent of £46,739 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 600+.

Website Address: [www.kwik-fit.com](http://www.kwik-fit.com)

For the year ended 31st March 2013, Kwik-Fit Properties Limited reported a turnover of £156,000, a pre-tax profit of £263,000, shareholders' funds of £11,102,000 and a net worth of £11,102,000. (Source: riskdisk.com 20.08.2014.)

For the year ended 31st March 2013, Kwik-Fit Holdings Ltd reported a turnover of £638,000, a pre-tax profit of £633,000, shareholders' funds of £172,312,000 and a net worth of £172,312,000. (Source: riskdisk.com 26.08.2014.)

## VAT

VAT is 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.

