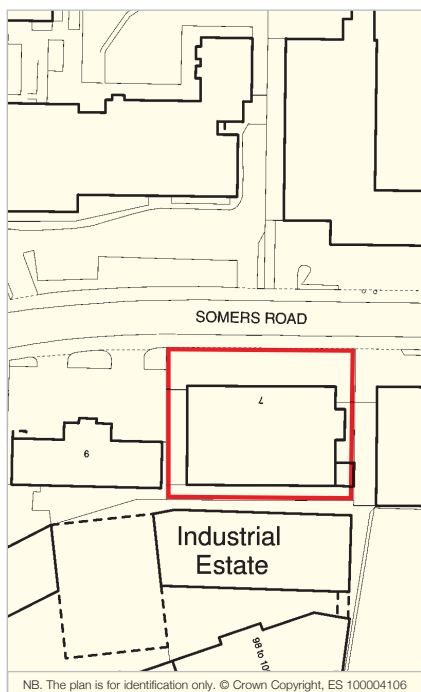
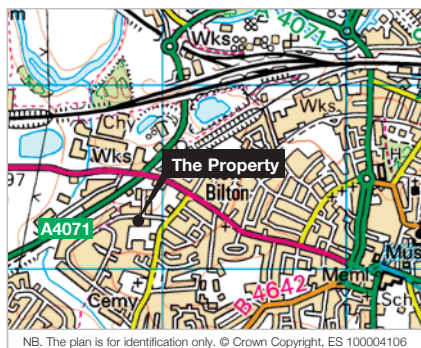


Rugby

7 Somers Road New Bilton Warwickshire CV22 7DB

- Virtual Freehold Trade Counter Investment
- Let to Wolseley UK Limited
- Lease expires 2022
- Current Gross Rent Reserved
£39,008 pa

**EIGHT WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 18th January 2007 (thus having some 989 years unexpired) at a peppercorn ground rent. The lease contains an option to purchase the Freehold for £1 after 26 years.

Location

Rugby, with a population of some 61,000, is located 11 miles east of Coventry and is situated midway between the M6 and M45 motorways with direct access to the M1 Motorway some 5 miles to the east.

The property forms part of a well established industrial estate approximately one mile west of the town centre. The estate is served by the A4071 which, via the A426, provides access to Junction 1 of the M6 Motorway, some 4 miles to the north.

Opposite the estate is the Rugby Cement Works, whilst other occupiers on the estate include Travis Perkins, Jewson, Howden Joinery, Johnstore, Magnet and Dulux.

Description

The property comprises a single storey unit arranged in two bays. The property provides a trade counter, warehouse and ancillary office accommodation. Car parking is provided to the front.

The property provides the following accommodation and dimensions:

Ground Floor GIA 625 sq m (6,728 sq ft)

Tenancy

The entire property is at present let to WOLSELEY UK LIMITED (t/a Plumb Center) for a term of 15 years from 18th January 2007 at a current rent of £39,008 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

With over 490 branches nationwide, Plumb Center is one of the UK's leading suppliers of plumbing and heating products.

(Source: www.plumbcenter.co.uk).

For the year ended 31st July 2016, Wolseley UK Limited reported a turnover of £1,865.856m, a pre-tax loss of £4.559m, shareholders' funds of £645.562m and a net worth of £630.415m. (Source: Experian 25.04.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 74 Band C (Copy available on 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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