

# Melksham

## Denmans

### Lancaster Road

### Bowerhill Trading Estate

### Wiltshire

### SN12 6SS

- **Freehold Trade Counter Investment**
- Let to Rexel UK Ltd
- Lease expires 2027 (1)
- Located on established trading estate
- Rent Review 2022
- Current Rent Reserved  
**£18,000 pa<sup>(2)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Freehold.

#### Location

Melksham is a Wiltshire market town located some 6.5 miles south of Chippenham and 11 miles east of Bath. The town is located on the A350, which provides access to Junction 17 of the M4 Motorway, some 11 miles to the north. The A350 provides good access throughout the region and links to the A303 dual carriageway some 22 miles distant.

The property forms part of the well established Bowerhill Trading Estate, which is situated to the south of Melksham town centre. The A350 is to the west and provides direct access to Junction 17 of the M4 Motorway. The property is located on the north side of the estate, opposite Lysander Road.

Occupiers close by include Screwfix, Euro Car Parts, Tool Station and Buildbase.

#### Description

The property is arranged on ground floor only to provide a trade counter unit. The property has a minimum eaves height of 4.25m and benefits from car parking.

The property provides the following accommodation and dimensions:  
**Ground Floor** 266.75 sq m (2,871 sq ft)

#### Tenancy

The entire property is at present let to REXEL UK LIMITED (t/a Denmans) for a term of 10 years from 24th June 2017 at a current rent of £15,000 per annum for year 1, £18,000 per annum for years 2 and 3, and £18,500 per annum for years 4 and 5. The Vendor will top up the rent such that the purchaser will effectively be receiving £18,000 per annum from completion of the sale (2). The lease provides for a rent review and tenant's option to break (1) at the fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Denmans now have a network of 70+ branches across the UK. In December 1999 the company was acquired by Rexel Group. (Source: [www.denmans.co.uk](http://www.denmans.co.uk))

For the year ended 31st December 2015, Rexel UK Limited reported a turnover of £805.405m, a pre-tax profit of £15.735m, shareholders' funds of £99.521m and a net worth of £64.543m. (Source: Experian 02.02.2017.)

#### VAT

VAT is applicable to this lot.

#### Documents

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