

Luton

Kwik-Fit

32 Cosgrove Way

Dallow Road Industrial Area

Bedfordshire

LU1 1XL

- **Freehold Motor Trade Investment**
- Let to Kwik-Fit (GB) Ltd on a lease expiring 2025 (no breaks)
- Comprises 7,523 sq ft of modern tyre depot on 0.65 Acres
- Located on a roundabout near Aldi and B&Q
- Rent Review 2015
- Current Rent Reserved
£80,000 pa



Tenure

Freehold.

Location

Luton is a busy and well established commercial centre located some 35 miles north of Central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 Motorway, has regular rail services to London and the Midlands and has its own International Airport. Dallow Road Industrial Area lies 2 miles west of the town centre, 1 mile from Junction 11 of the M1 Motorway. The property is in a prominent position on a roundabout at the junction of Dallow Road and Hatters Way.

Description

The property is arranged on ground and one upper floor to provide a modern tyre depot with eight fitting bays, an eaves height of 5.5m and five roller shutter doors on this self-contained site.

The property provides the following accommodation and dimensions:

Ground Floor	558.3 sq m	(6,010 sq ft)
First Floor Ancillary	140.6 sq m	(1,514 sq ft)
Total	698.9 sq m	(7,523 sq ft)
Site Area	0.26 Hectares	(0.65 Acres)

NB: Areas provided by Vendor.

Tenancy

The entire property is at present let to KWIK-FIT (GB) LTD for a term of 15 years from 11th May 2010 at a current rent of £80,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

No. of Branches: 600.

Website Address: www.kwik-fit.com

For the year ended 31st March 2014, Kwik-Fit (GB) Ltd reported a turnover of £519.09m, a pre-tax profit of £28.94m and a net worth of £33.65m. (Source: riskdisk.com 13.11.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Seller's Solicitor J Ferguson Esq, Elliotts Bond and Banbury. Tel: 0208 567 0176 e-mail: johnferg@eb-b.co.uk

