

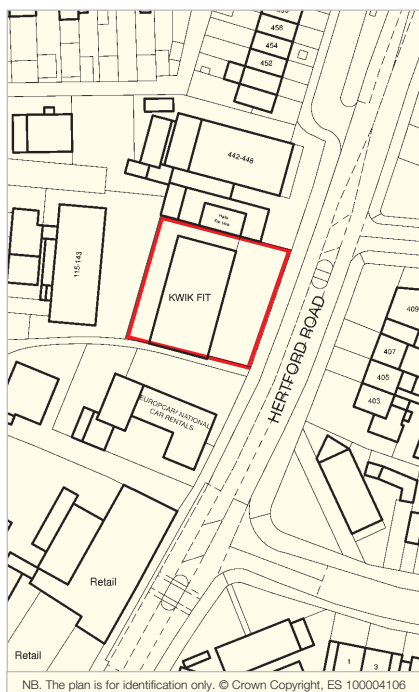
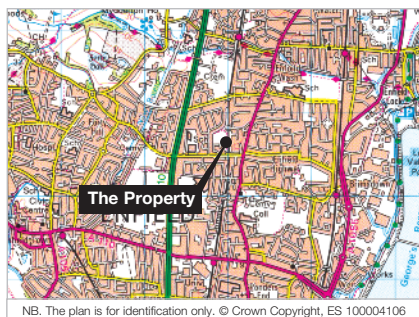
Enfield **426/440 Hertford Road** **Middlesex** **EN3 5QY**

- **Freehold Tyre Fitting Depot Investment**
- Let to Kwik-Fit Properties Ltd with Kwik-Fit Holdings Ltd guarantee
- Lease expires 2027
- Rent Review 2017
- Current Rent Reserved

£60,282 pa

On behalf of Pension Trustees

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Enfield, having a borough population of over 280,000, is located 12 miles north of Central London immediately to the west of the A10 trunk road and less than 3 miles south of Junction 25 of the M25. The property is situated on the eastern side of Hertford Road, opposite Riley Road in a predominantly residential area. Occupiers close by include Esso Petrol Filling Station, Tesco Express, Europcar/National Car Rentals (adjacent) and Co-Op Pharmacy.

Description

The property is arranged on ground floor only to provide a single storey light industrial unit which benefits from three roller shutter doors and forecourt giving space for approximately 8 vehicles. The site is 0.081 hectares (0.2 acres) in total.

The property provides the following accommodation and dimensions:

Ground Floor **372.7 sq m** **(4,010 sq ft)**

Tenancy

The entire property is at present let to KWIK-FIT PROPERTIES LTD for a term of 30 years from 22nd December 1997 at a current rent of £60,282 per annum. The lease provides for rent reviews every fifth year of the term from 2012 and contains full repairing and insuring covenants. The lease is guaranteed by Kwik-Fit Holdings Ltd.

Tenant Information

For the year ended 31st March 2014, Kwik-Fit Properties Ltd reported a turnover of £51,000, pre-tax profit of £146,000 and a net worth of £2.02m.

For the year ended 31st March 2014, Kwik-Fit Holdings Ltd reported a turnover of £0, pre-tax profit of £95.41m and a net worth of £28.581m. (Source: www.experian.co.uk)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Viewings are by appointment only. Please e-mail your viewing request with full contact details to viewings@allsp.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 60 Enfield**.

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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