

Accrington

23 Milnshaw Lane
Lancashire
BB5 1AY

- **Freehold Motor Trade Investment**
- Let to Halfords Autocentres Limited
- Lease expires 2023 (1)
- Index linked Rent Review 2018
- Prominent main road location adjacent to an Aldi food store
- No VAT applicable
- Current Rent Reserved
£27,500 pa



Tenure

Freehold.

Location

Accrington is situated some 5 miles east of Blackburn and 6 miles west of Burnley. The town benefits from excellent road communications, with the M65 Motorway passing to the north of the town.

The property is situated immediately to the north of the town centre, fronting Milnshaw Lane at its junction with Argyle Street in a mixed commercial and residential area.

Opposite the property is a unit occupied by Kwik Fit, whilst an Aldi supermarket is located on the opposite side of Argyle Street.

National Tyres and Autocare is located close by.

Description

The property comprises a split level former garage premises, which is presently arranged to provide a Halfords Autocentre. The main entrance to the site is on Malt Street. There is on-site car parking for approximately 9 cars.

The property provides the following accommodation and dimensions:

Ground Floor Workshop	605 sq m	(6,513 sq ft)
Ancillary Workshop	43.05 sq m	(463 sq ft)
Total	648.05 sq m	(6,976 sq ft)

Tenancy

The entire property is at present let to HALFORDS AUTOCENTRES LIMITED for a term of 10 years from 20th November 2013 at a current rent of £27,500 per annum. The lease provides for a rent review at the fifth year of the term, linked to the RPI capped at 3% per annum compounded. The lease also contains full repairing and insuring covenants, subject to a photographic schedule of condition. The lessee has the benefit of a break option on 20th November 2018 (1).

Tenant Information

No. of Branches: 250.

Website Address: www.halfordsautocentres.com

Halfords Group plc are the ultimate parent company of Halfords Autocentres.

For the year ended 3rd April 2015, Halfords Autocentres Limited reported a turnover of £150.276m, a pre-tax profit of £2.203m, shareholders' funds of £34.730m and a net worth of £33.788m. (Source: Experian 07.01.2016.)

VAT

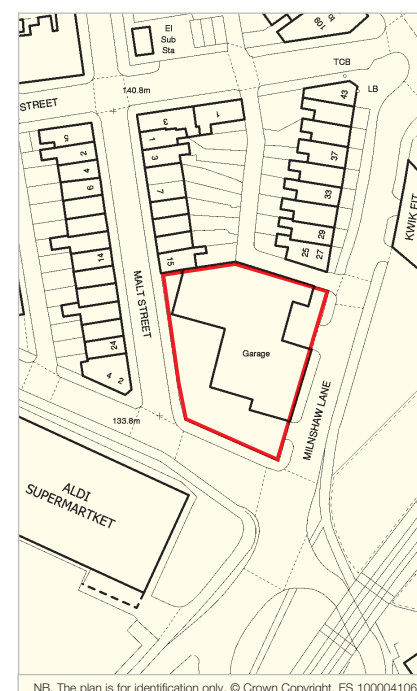
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 67 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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