

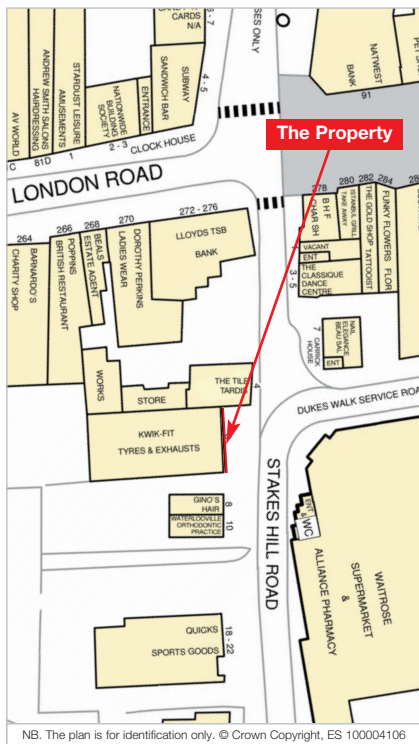
Waterlooville

6 Stakes Hill Road
Hampshire
PO7 7HY

- Freehold Tyre Depot Investment
- Located opposite modern Waitrose Supermarket
- Let to Kwik-Fit (GB) Ltd on a lease expiring 2028
- Rent Review 2013
- Current Rent Reserved

£46,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Waterlooville, with a population of approximately 65,000, is located approximately 11 miles north of Portsmouth and 15 miles west of Chichester. The town benefits from excellent communications being served by the A3 and A3(M) roads, providing easy access to the A27 dual carriageway and M27 motorway (Junction 12).

The property is situated on Stakes Hill Road within the town centre, close to the junction of Stakes Hill Road with the pedestrianised London Road, opposite a modern Waitrose. Occupiers close by include Lloyds TSB, NatWest, Boots, Nationwide, Superdrug, Santander and Barclays.

Description
The property is arranged on ground floor only to provide a tyre and exhaust centre. There is an external store adjoining the south-west corner of the main building and a forecourt fronting Stakes Hill Road which provides off-street parking. Additionally there is a yard to the south of the property providing further car parking, part of which is within the area included in the sale.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------|--------------------|----------------------|
| Ground Floor | 524.53 sq m | (5,646 sq ft) |
| External Store | 43.44 sq m | (468 sq ft) |

Tenancy
The entire property is at present let to KWIK-FIT (GB) LTD for a term of 25 years from 24th June 2003 at a current rent of £46,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. In respect of the next review due in June 2013, the landlords have not yet served notice.

Tenant Information
No. of Branches: 570.
Website Address: www.kwik-fit.com
For the year ended 31st March 2012, Kwik-Fit (GB) Ltd reported a turnover of £639.45m, a pre-tax loss of £14.33m and a net worth of £94.47m. (Source: riskdisk.com 18.02.13.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.