



Burton-on-Trent

Citroen Showroom

Wellington Road

Staffordshire

DE14 2AW

- **Freehold Car Showroom Investment**
 - Lease guaranteed by Co-Operative Group Limited
 - Lease expires 2030
 - Comprises approximately 0.75 acres
 - Rent Review 2015
 - Current Rent Reserved
- £73,541 pa**

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

Burton-upon-Trent, with a population of approximately 60,000, is located approximately 11 miles south-west of Derby and 28 miles north-east of Birmingham close to the junction of the A38 and A50 trunk roads. The M42 is situated approximately 10 miles to the south-east of Burton.

The property is situated on Wellington Road, which is the main link road from the town centre to the A38 dual carriageway, to the south-west side of the town.

Occupiers close by include ATS Euromaster Tyres, Molson Coors Brewery, Unilever (Marmite and Bovril), Morrisons Supermarket, McDonald's, and a Total petrol filling station.

Description

The property is arranged on ground floor and part mezzanine to provide a car showroom and workshop with ancillary offices and storage at ground floor level and storage to the mezzanine. There is a small canopy to the rear where vehicles are valeted. In the forecourt, there is a former sales kiosk and a canopy covering part of the parking area. The site extends to approximately 0.75 acres. In total the forecourt provides parking for approximately 90 vehicles.

The property provides the following accommodation and dimensions:

Ground Floor	584.10 sq m	(6,287 sq ft)
Mezzanine	69.75 sq m	(751 sq ft)
Total	653.85 sq m	(7,038 sq ft)

Tenancy

The entire property is at present let to CO-OPERATIVE GROUP MOTORS LIMITED (previously Sunwin Motors Limited), guaranteed by Co-operative Group Ltd (previously United Co-Operatives Ltd), for a term of 30 years from 16th March 2000 at a current rent of £73,541 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. In respect of the rent review, notice is being served at a rent of £85,000 pa. We understand the property was sub-let on the 8th August 2006 to Bristol Street Fourth Investments Company Limited at the passing rent.

Tenant Information

Co-operative Group Motors Limited is a subsidiary of Co-operative Specialist Business Holdings Limited who are both subsidiaries of the guarantor Co-operative Group Limited. The Co-operative Group Limited, with over 3,750 retail outlets, is a diverse business with interests in food, banking, insurance, electrical, pharmacies, travel, funeral care and other retail and non retail businesses. For the year ended 4th January 2014, Co-operative Group Limited had a turnover of £10.534bn, a pre-tax loss of £277m, shareholders' funds of £2.037bn and a net worth of £756m. (Source: Experian 14.01.15).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 71 Band C (Copy available on website).



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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 Mrs L McLeod, Shepherd and Wedderburn. Tel: 0207 429 4900 e-mail: lauren.mcleod@shepwedd.co.uk