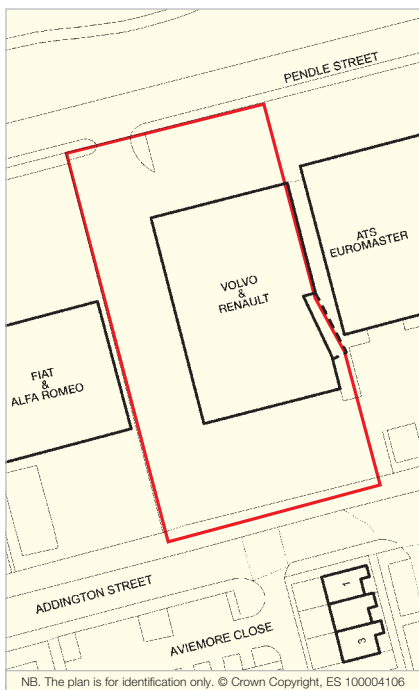


Blackburn Pendle Street Lancashire BB1 1NG

- **Freehold Car Showroom Investment**
- Comprising 1,175.85 sq m (12,657 sq ft) car showroom on 0.348 hectares (0.86 acre) site
- Let with guarantee from Cambria Automobiles plc
- Combined Renault and Volvo dealership
- Rent Review 2013
- Current Rent Reserved
£75,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Blackburn has a population of some 106,000, and is a major commercial centre situated approximately midway between Burnley and Preston, 21 miles north-west of Manchester. The town is served by the M65 motorway whilst the A677 links with the M6, 10 miles west of the town centre.

The property is situated on the south side of Pendle Street between its junction with Lambeth Street and Audley Street. Pendle Street runs parallel to the A678 which runs east off Blackburn ring road. Occupiers close by include a Fiat/Alfa Romeo dealership, ATS Euromaster and a Triumph/Plaggio motorcycle dealership.

Description

The property is arranged on ground floor and mezzanine to provide two modern car showrooms each of which has a workshop to the rear, staff facilities, ancillary office accommodation and mezzanine offices and storage. Externally the property benefits from display parking for approximately 81 cars to the front and side in both marked and unmarked bays and a shared car wash area to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage Volvo	13.95 m	(45' 9")
Gross Frontage Renault	14.00 m	(45' 11")
Built Depth (max)	42.55 m	(139' 7")
Ground Floor Sales	557.35 sq m	(5,999 sq ft)
Ground Floor Garage/Staff & Workshops	473.60 sq m	(5,098 sq ft)
Mezzanine Offices	144.90 sq m	(1,560 sq ft)

Total **1,175.85 sq m** **(12,657 sq ft)**

Tenancy

The entire property is at present let to THORANMART LIMITED, guaranteed by Cambria Automobiles plc (formerly known as Cambria Automobiles Holdings Ltd), for a term of 15 years from 18th December 2008 at a current rent of £75,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants, save that the tenant's repairing covenants in relation to the roof and cladding is qualified by reference to a 2006 survey. The lease contains a tenant's option to break at the end of the tenth year.

Tenant Information

Website Address:

www.cambriaautomobilesplc.com/www.blackburnmotorpark.com

For the year ended 31st August 2011, Thoranmart Limited reported a turnover of £75.513m, a pre-tax loss of £934,000, shareholders funds' of £567,000 and a net worth of £524,000. (Source: riskdisk.com 04.04.2012.)

For the year ended 31st August 2011, Cambria Automobiles plc reported a turnover of £373.303m, a pre-tax profit of £4.686m, shareholders' funds of £19.501m and a net worth of £19.031m. (Source: riskdisk.com 04.04.2012.)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 36 Blackburn.**

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 Curry Esq, Simmons & Simmons LLP. Tel: 0207 628 2020 Fax: 0207 628 2070
e-mail: James.curry@simmons-simmons.com