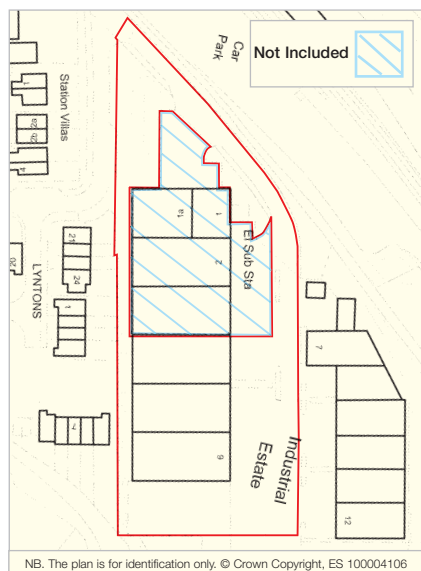
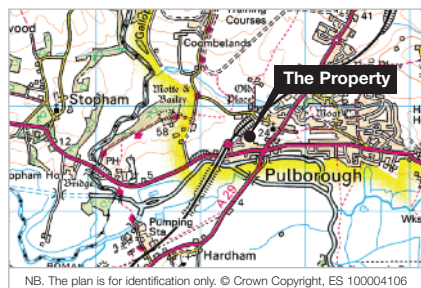


# **Pulborough** Units 4, 5 & 6 Pulborough Industrial Estate Station Approach West Sussex RH20 1AG

- **Freehold Trade Counter Investment**
- Let to Travis Perkins (Properties) Ltd
- Lease expires 2020
- Rent Review 2015
- VAT is not applicable
- Total Current Rent Reserved  
**£93,500 pa**

**On the Instructions of**  
**Aberdeen Asset Management**  
Aberdeen

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## **Location**

Pulborough is an attractive Sussex town located on the River Arun on the northern side of the South Downs, 12 miles north-west of Worthing and 12 miles east of Midhurst. In addition to the residential population, the town also serves the surrounding rural area. The property forms part of an industrial estate, close to Pulborough Station. In addition it adjoins a residential development. Occupiers close by include Hennings Wine Merchants and a number of established operators.

## **Description**

The property comprises a terrace of three trade counter units, forming part of a terrace of similar units. Each unit has the benefit of a roller shutter loading door. Parking/loading is provided to the front.

The property provides the following accommodation and dimensions:

<b>Unit 4</b>	<b>451.50 sq m</b>	<b>(4,860 sq ft)</b>
<b>Unit 5</b>	<b>451.50 sq m</b>	<b>(4,860 sq ft)</b>
<b>Unit 6</b>	<b>451.50 sq m</b>	<b>(4,860 sq ft)</b>
<b>Total (GIA)</b>	<b>1,354.50 sq m</b>	<b>(14,580 sq ft)</b>

## **Tenancy**

The entire property is at present let to TRAVIS PERKINS (PROPERTIES) LTD on two leases, each for a term of 25 years from 24th June 1995. Units 4 & 5 are let at £58,000 per annum, whilst Unit 6 is let at £35,500 per annum, thus the total rent is £93,500 per annum.

The leases provide for rent reviews every fifth year of the term and contain full repairing and insuring covenants with service charge.

An electricity substation is let to South Eastern Electricity Board for a term of 99 years from 19th May 1980 at nil rent.

## **Tenant Information**

Website Address: [www.travisperkins.co.uk](http://www.travisperkins.co.uk)

For the year ended 31st December 2011, Travis Perkins (Properties) Ltd reported a turnover of £64,892,000, a pre-tax profit of £50,745,000, shareholders' funds of £262,894,000 and a net worth of £262,894,000. (Source: riskdisk.com 06.09.2013)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

## **Energy Performance Certificate**

Unit 4: EPC Rating 53 Band C  
Unit 5 & 6: EPC Rating 51 Band C  
(Copies 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

**Seller's Solicitor** J Benedict Esq, Charles Russell LLP. Tel: 0207 203 5029 e-mail: [james.benedict@charlesrussell.co.uk](mailto:james.benedict@charlesrussell.co.uk)



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