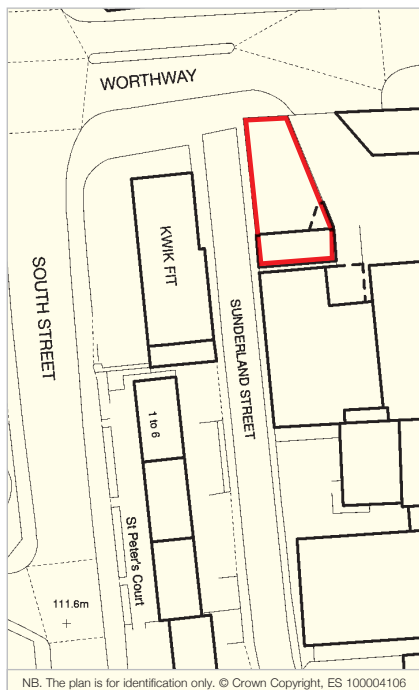


# **Keighley** **Enterprise Rent A Car** **Worth Way** **Sunderland Street** **West Yorkshire** **BD21 5LE**

- **Freehold Motor Trade Investment**
- Let to Enterprise Rent-A-Car UK Limited
- Lease expiry 2025 (1)
- Fixed rental uplifts (June 2017 uplift not implemented)
- No VAT applicable
- Current Rent Reserved

**£15,972 pa**  
**with 2017 uplift to**  
**£17,569 pa yet to be implemented**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Keighley is an attractive market town lying in the Aire Valley approximately 4 miles to the south of Skipton, 12 miles to the north-west of Bradford and 16 miles to the north-west of Leeds. The town has a resident population of approximately 50,000.

The property is situated fronting the south side of Worth Way, at its junction with Sunderland Street to the south of the town centre. Occupiers close by include Kwik Fit, ARC car wash, Screwfix and Euro Car Parts, whilst Morrisons supermarket is a short distance away.

## **Description**

The property provides a car rental forecourt together with a single storey office and covered valet area. The total site area is 0.034 hectares (0.084 acres).

The property provides the following accommodation and dimensions:

**Ground Floor** **55.25 sq m** **(595 sq ft)**

## **Tenancy**

The entire property is at present let to ENTERPRISE RENT-A-CAR UK LIMITED for a term of 20 years from 1st June 2005 at a current rent of £15,972 per annum. The lease provides for fixed uplifts and contains full repairing and insuring covenants.

NB. The 2017 uplift to £17,569 per annum has not been implemented.

(1) There is a rolling tenant break option on serving 3 months' notice.

## **Tenant Information**

No. of Branches: 7,200 in 30 locations.

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

For the year ended 31st July 2016, Enterprise Rent-A-Car UK Limited reported a turnover of £727.235m, a pre-tax profit of £4.643m, shareholders' funds of £199.549m and a net worth of £143.275m. (Source: Experian 12.09.2017.)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see 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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