

**Preston**  
**Unit 95**  
**Seedlee Road**  
**Walton Summit Centre**  
**Bamber Bridge**  
**Lancashire**  
**PR5 8AE**

- **Virtual Freehold Manufacturing/ Warehouse Investment**
- Entirely let to Total Polyfilm Limited until December 2025 (no breaks) with guarantee
- Situated within the established Walton Summit Industrial Estate
- Excellent communication links with M6 (Junction 26), M65 (Junctions 1 & 2) and M61 (Junction 9)
- Site Area 0.81 hectares (2.02 acres)
- Comprising a total of 3,679.82 sq m (39,611 sq ft) (1)
- Rent Review 2021
- Reversion 2025
- Current Rent Reserved  
**£160,000 pa**



**Tenure**

Long Leasehold. Held for a term of 999 years from 29th September 2006 (thus having some 988 years unexpired) at a peppercorn rent.

**Location**

Preston, with an urban population of 250,000, is the county town of Lancashire and the third largest in the North West of England, located 27 miles north-west of Manchester. The city benefits from excellent transport facilities, being in close proximity to the M6 (Junction 31), M55 (Junction 1) and M61 motorways.

The property is situated within the established Walton Summit Industrial Estate, some 5 miles south-east of the town centre. The property enjoys excellent communication links with the M6 (Junction 26), M65 (Junctions 1 and 2) and M61 (Junction 9) motorways.

Occupiers close by include BCA Preston, MAN Bus & Truck UK, The Environment Agency, Batleys plc, Iveco Truck Centre and Parcel Force amongst a variety of others.

**Description**

The property is arranged on ground floor to provide a detached manufacturing/warehouse unit. The property is currently under reconstruction as a result of extensive fire damage resulting in an almost complete rebuild to full modern building regulations, in accordance with the building insurance policy. The proposed eaves height is 13.50m. The works are being project managed by an independent 3rd party and are due for completion at the end of Q2 2017.

The property provides the following accommodation and dimensions:

**Ground Floor (1) 3,679.82 sq m (39,610 sq ft)**

**The property occupies a site area of 0.81 hectares (2.02 acres).**

**(1) Areas taken from historical valuation report based on previous building footprint.**

**Tenancy**

The entire property is at present let to TOTAL POLYFILM LIMITED by way of an original and reversionary lease for a term of approximately 19 years from 29th September 2006 expiring on 24th December 2025 at a current rent of £160,000 per annum. The lease provides for a rent review on 29th September 2021 and contains full repairing and insuring covenants, subject to a schedule of condition.

The lease is guaranteed by Total Polyfilm (Holdings) Limited.

**Tenant Information**

Total Polyfilm is one of the UK's largest manufacturers and suppliers of polythene. The unit is the main production centre of the business. Website Address: [www.totalpolyfilm.com](http://www.totalpolyfilm.com)

For the year ended 30th September 2015, Total Polyfilm Limited reported a turnover of £40.9m, a pre-tax profit of -£948,000, shareholders' funds and a net worth of £10.88m. (Source: riskdisk.com 11.11.2016.)

**VAT**

VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

**Documents**

The legal pack will be available from [www.alltop.co.uk](http://www.alltop.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

**Seller's Solicitor** M Menhennet Esq, Chadbourne & Parke (London) LLP. Tel: 0207 337 8174 e-mail: [mmenhennet@chadbourne.com](mailto:mmenhennet@chadbourne.com)



