

TOOLSTATION

Units A & B, Plot A

Prince William Road, Loughborough,
Leicestershire, LE11 5GU



**PRIME LOCATION HIGH QUALITY
TRADE COUNTER INVESTMENT OPPORTUNITY**

INVESTMENT SUMMARY

This is a rare opportunity to acquire a prime freehold trade counter opportunity at the entrance to Loughborough's premier industrial area.

Comprises 3,827 sq ft GIA set within its own highly prominent site.

Let to Toolstation Ltd by way of a full repairing and insuring lease for a term of 12yrs from August 2016.

Toolstation Ltd (Registration number 04372131) have an Experian score of 100 and are regarded as being "very low risk". For the period ending 31 December 2022 the company reported pre-tax profits of £15,000,000 and for the same period the company's net worth was recorded at £112,000,000.

TENURE

Freehold subject to and with the benefit of the occupational lease. £42,000pa until the end of the term reflecting £10.97 psf.

PROPOSAL

Offers are invited in excess of **£750,000 (seven hundred and fifty thousand pounds)** reflecting a **5.3% net initial yield** having allowed 5.40% purchasers costs.





LOCATION

The property is located on the corner of Prince William Road and Jubilee Drive just off Belton Road at the entrance to the Belton Park Industrial Estate approximately 1 mile from Loughborough town centre and 3 miles from J23 of the M1 Motorway.

The location of the property is highly desirable at the entrance to what is arguably Loughborough's premier industrial area opposite Loughborough's B&Q Depot.



B&Q



What3words link
tribes.torch.retail



Click here for
 Google Maps link



DESCRIPTION

The property was built in the mid 1990's and comprises a single storey steel portal framed industrial unit of full height cavity brick and blockwork to the front elevation, the remainder being lined and insulated profiled steel cladding under a fully lined and insulated pitched roof. The roof incorporates 10% translucent roof light panels. Internally the floor slab is solid concrete and the height to the underside of the eaves approximately 5.5m.

Vehicular access is provided to the unit by means of manually operated full height steel roller shutter doors with separate pedestrian entrance. Partitioned within the unit are office and administration areas and staff welfare facilities.

This prominent trade counter unit sits within its own site providing valuable customer parking spaces.

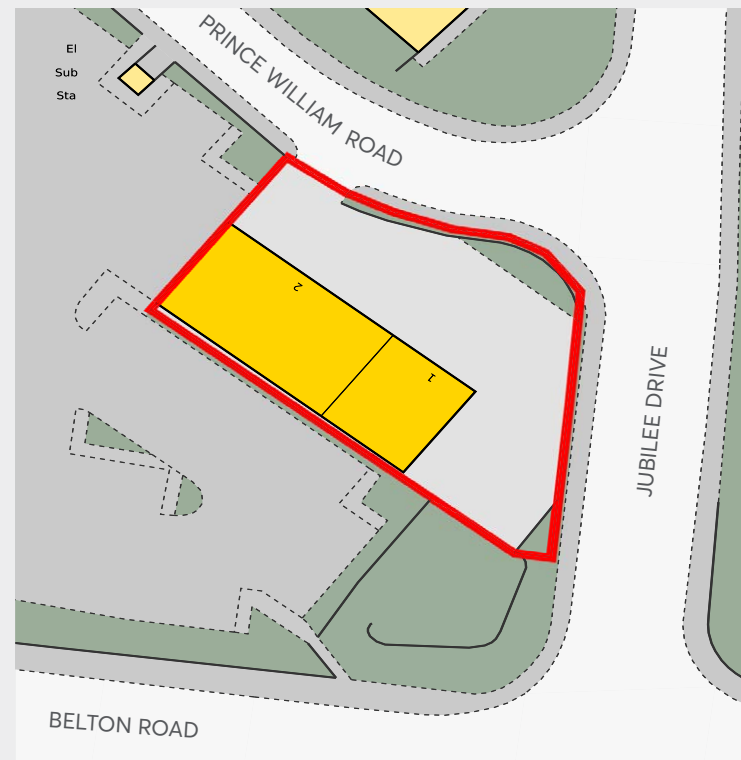
A RARE
OPPORTUNITY
TO ACQUIRE A
**PRIME FREEHOLD
TRADE COUNTER
OPPORTUNITY**

ACCOMMODATION

	SQ.M	SQ.FT
Total Gross Internal Area	355.91	3,827



SITE PLAN



TENURE

Freehold subject to and with the benefit of the occupational lease.

TENANCY

The property is let to Toolstation Ltd in its entirety by way of a full repairing and insuring lease for a term of 12yrs from August 2016. The passing rent is £42,000pa until the end of the current term.

COVENANT

Toolstation is one of Britain's fastest growing suppliers of tools, accessories, and building supplies to the trade, home improvers, and self-builders. They offer a multi-channel shopping experience, allowing customers to buy online, visit over 550 stores across the UK, or use their dedicated UK call centre. Toolstation provides a wide range of products, including electrical, plumbing, screws, fixings, and trade essentials.

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VIEWING

For further information or to arrange a viewing please contact the sole agents.

Richard Sutton

07977 121 340

richards@ng-cs.com



FURTHER INFORMATION

EPC

A copy of the Energy Performance Certificate is available on application.

VAT

The rent is subject to VAT charged at the prevailing rate, the sale can be treated as a TOGC for VAT purposes.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. June 2024. carve-design.co.uk/16665/3