Retail Warehouse let to Toolstation until 2030 with no Tenant Breaks 6 week completion



SITUATION

Conveniently located in this retail park, accessed off the main Wisbech Road (A141), amongst multiple retailers such as **The Original Factory Shop** and **Screwfix**, north-west of the city centre.

March is a Fenland market town which lies about 14 miles east of Peterborough and 25 miles north of Cambridge.

PROPERTY

A detached **Retail Warehouse**. In addition, the property includes **18 Parking Spaces** in the retail park.

ACCOMMODATION¹

Retail Warehouse

Gross Frontage 69'0" Built Depth 54'0"

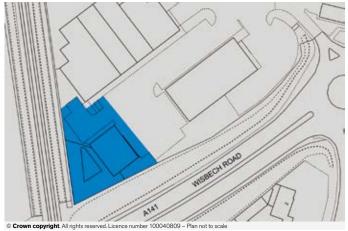
Sales Area Approx. 3,690 sq ft

WC

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to Toolstation Limited (having over 550 branches) (T/O for Y/E 31/12/2022 £670m, Pre-Tax Profit £15m and Shareholders' Funds £118.5m) for a term of 10 years from 26th June 2020 at a current rent of £29,000 per annum exclusive rising to £31,000 p.a. in June 2024— see Note.

Rent Review June 2025 (based on RPI (collared and capped)).

Note: A Deed of Variation has been completed to remove the 2025 Break Clause in return for a 5 month rent free period from 25th March 2024 to 24th August 2024 and the Vendor will make up this rent shortfall on completion.



William Sturges LLP Tel: 020 7873 1000 Ref: Matthew Montlake Email: matthew.montlake@williamsturges.co.uk