

KEYLINE BUILDERS MERCHANTS LTD, COUNTY PARK, SHRIVENHAM ROAD, SWINDON, SN1 2NS



DESCRIPTION

A single light industrial unit, with 24% site cover, incorporating trade counter/showroom; office, mezzanine and ancillary accommodation. The extensive service yard has dual access from the estate road, permitting future subdivision and/or extension of the unit.

TENANCY

Let to Travis Perkins Properties Ltd (t/a Keyline Builders Merchants) for 12.4 years, off a low passing rent of £146,000 pa. Five yearly rent reviews geared to the higher of 60% of Market Value or 3% pa compound.

TENURE

Virtual Freehold

PRICE & YIELD

Sold for £3,050,000, reflecting a net initial yield of 4.5%, assuming standard purchaser's costs.

TRANSACTION

This property was included in the Mercor Portfolio, purchased in 2018 by Cordatus. HSM acted on that acquisition and the sub-sale of this property, in August 2019, to Duncan Investments Ltd.