

**JAGUAR LAND ROVER, HANWORTH ROAD ESTATE,
SUNBURY TW16 5LN**



DESCRIPTION

The property comprises a newly developed, flagship car dealership for Jaguar Land Rover fronting the A316 dual carriageway within 0.5 miles of junction 1 of the M3. The property totals 172,768 sq ft gross arranged over five floors on a site of 2.87 acres.

TENANCY

The entire property is let to Guy Salmon Ltd, guaranteed by Sytner Group Ltd, for 30 years without break from April 2020 at a rent of £1,461,500pa reflecting £10.05psf overall. The rent is subject to five yearly RPI based rent reviews with a cap based on 3.5% pa.

TENURE

Freehold.

PRICE AND YIELD

The property was purchased for £25,000,000 reflecting a net initial yield of 5.5%.

TRANSACTION

The property was acquired by Sytner Group Ltd, advised by HSM, from a client fund of Savills Investment Management. (February 2023)