



LET TO

# SCREWFIX



## Attractive long term investment

**Let to Screwfix Direct Ltd**

**20 year lease with tenant breaks at 10 & 15**

**Rent £45,000pa**

**Offers are invited**

## Location

Montrose has a population of around 12,000 and is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east. The A90 is located close-by and the town is served by a mainline railway station.

The premises are located on the south side of New Wynd, between its junction with Baltic Street and Market Street within the town centre. Neighbouring occupiers include Argos and Dominos with Scotmid, Boots, Peacocks and WH Smith all located nearby on High Street.

## Accommodation

The premises comprise a mid-terraced single storey retail unit of modern construction surmounted by a pitched roof. The property benefits from a prominent frontage facing onto a shared car park.

Internally the premises comprise open plan sales area to the front and is fitted out in accordance with the tenant's corporate specifications.

The ground floor extends to the following approximate areas:

Ground Floor: 4,553 sq ft / 423 sqm

## Tenancy

Let to Screwfix Direct Ltd on a 20 year FRI lease (with Schedule of Condition) commencing on 14<sup>th</sup> June 2024 with tenant break options on the 10<sup>th</sup> and 15<sup>th</sup> anniversaries. The passing rent is £45,000pa with 5 yearly rent reviews to OMOV.

## Covenant Information

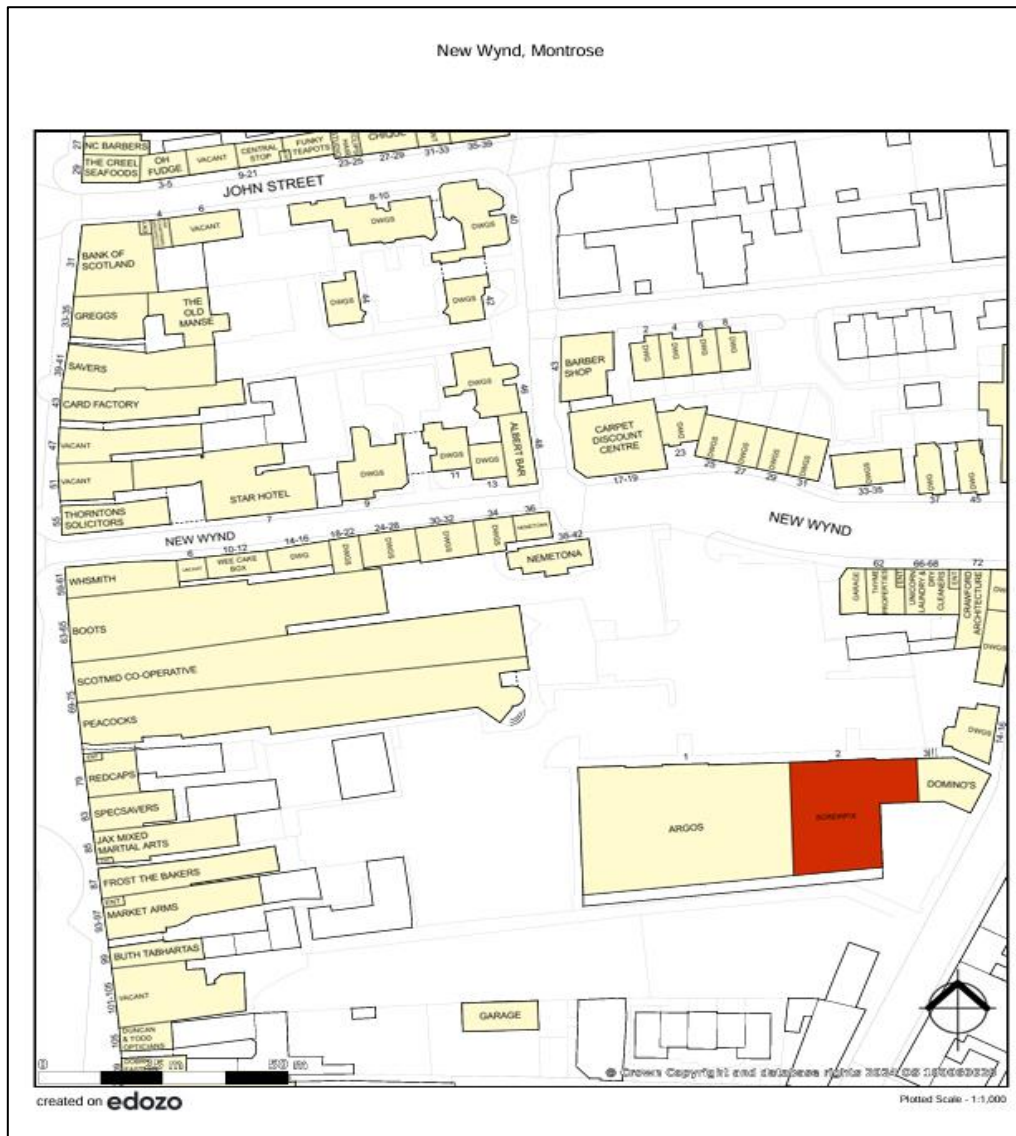
For the year ended 31 January 2023 Screwfix Direct Ltd reported a turnover of £2,345.4m, a pre-tax profit of £243.5m. As at 31 January 2023 total number of UK stores was 838.

## Price

Offers invited.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the purchaser will be responsible for LBTT, registration dues and any VAT payable thereon.



**Viewing strictly by appointment with BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

**Important Notice**

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

