

**PERRYS MOTOR SALES LIMITED, SKIMPOT ROAD, LUTON LU4 0DN**



**Description**

The property comprises a purpose built car dealership situated 3 miles west of Luton town centre and 2 miles east of Dunstable. The property totals 16,650 sq ft with 105 car spaces on a site of 0.97 acres.

**Tenancy**

The entire property is let to Perrys Motor Sales Limited for a term of 25 years from 29 September 1999 at a current rent of £262,319 per annum (£15.75 overall), subject to a minimum uplift in 2014 to £308,225 per annum.

**Tenure**

Freehold.

**Price**

£3,265,000

**Yield**

7.59% net initial.

**Transaction**

Sold to a private investor on behalf of a client fund of ING REIM (August 2011)