

## BENTLEY MANCHESTER, MOBBERLEY ROAD, KNUTSFORD



### Description

The property is situated 1.5 miles east of Knutsford town centre and comprises a brand new car dealership facility for Bentley. The property totals 24,568 sq ft on a site of 1.75 acres.

### Tenancies

The property was subject to a leaseback to R Stratton & Co Limited, guaranteed by Sytner Group Limited, with tenant only break options after 20, 30 and 40 years.

The initial rent was £325,000 per annum (£13.22 per sq ft overall) which is subject to five yearly upward only reviews in accordance with RPI, subject to a cap reflecting 2.5% per annum compounded.

### Tenure

Freehold.

### Price

£5,260,000

### Yield

Initial 5.84%

### Transaction

Sale to MW Trustees in June 2008.