

**WELCOME BREAK, DERBY SOUTH SERVICES, A50,
SHARDLOW, DERBY DE72 2WW**



DESCRIPTION

The subject property is located to the north of Castle Donnington on the A50 between the M1 and M6 at Shardlow, Derby. It comprises a Trunk Road Service Area situated on either side of the A50. The North Side encompasses an amenity block and refuelling facilities with a similar offer on the South Side but this also includes a 48 room Days Inn Hotel.

TENANCY

The lease has been restructured by Welcome Break Holdings Ltd with the rent being reduced from £941,392 per annum to £500,000 and the lease varied so that the new term will be for 20 years unexpired with five yearly upward only reviews to RPI having a cap and collar of 3.5% per annum and 1% per annum.

TENURE

Freehold.

PRICE AND YIELD

The acquisition price of £8,500,000 produces an initial yield of 5.51% based on notional acquisition costs of 6.68%.

TRANSACTION

HSM acted on behalf of Wesleyan Assurance Society in the purchase of this TRSA with Welcome Break Holdings Ltd advised by Colliers. (November 2017)