

SHREWSBURY BMW, BATTLEFIELD ROAD, SHREWSBURY SY1 4AQ



DESCRIPTION

The property occupies a prominent location on Battlefield Road with a large number of retail warehouse and motor trade occupiers in the immediate vicinity.

The building comprises a modern vehicle showroom and workshop totalling 36,074 sq ft, on a site of 3.46 acres.

TENANCY

The property is let to Rybrook Ltd, guaranteed by Rybrook Holdings Ltd, on an FRI lease expiring in October 2037. The rent of £519,986 pa (£14.41 psf) is subject to RPI based rent reviews, collared and capped at 1% to 2% pa.

TENURE

Freehold.

PRICE AND YIELD

The property was acquired for £7,000,000, reflecting a net initial yield of 6.97%.

TRANSACTION

HSM acted on behalf of the parent company of the tenant (March 2024).