

**TRAVIS PERKINS, SCOTIA ROAD, STOKE ON TRENT ST6 4HG**



**DESCRIPTION**

The property comprises a trade counter and builders' merchant facility for Travis Perkins, totalling 19,356 sq ft on a site of 2.37 acres (14% footprint site cover).

**TENANCY**

The entire property is let to Travis Perkins Trading Co Ltd for a term of 15 years from June 2024 on FRI terms at a commencing rent of £158,000 per annum (£7 psf and £0.75 psf on the surplus yard), subject to five yearly open market rent reviews capped at 4% pa compounded.

**TENURE**

Freehold.

**PRICE AND YIELD**

The property was sold for £2,550,000, reflecting a net initial yield of 5.82%.

**TRANSACTION**

The property was sold by Travis Perkins (advised by HSM) to an educational foundation. (October 2024)