



LCB

BONDED WAREHOUSE INVESTMENT OPPORTUNITY

96,455 sq ft



LONDON CITY BOND
DERBY STREET
BURTON-ON-TRENT
DE14 2LE



EXECUTIVE SUMMARY

- Well located warehouse/distribution premises extending to 96,455 sq ft (GIA)
- Approved to be operated as a bonded warehouse, with both customs approval and excise approval
- Freehold
- Large secured site extending to 4.07 acres
- Let in its entirety by way of a single FRI lease (subject to a Schedule of Condition) to London City Bond Limited with a reversionary lease in place for 10 years from October 2026, therefore providing a lease expiry of 30 September 2036 and an unexpired term of 11.9 years
- Headline rent of £445,611 per annum (which equates to a low rent per sq ft of £4.62)
- Fixed increase in 2031 to £489,061 per annum
- Fundamentally under rented with an ERV of £550,000 per annum / £5.70 per sq ft

PROPOSAL

We are instructed to seek offers in excess of **£6,000,000 (Six Million Pounds)**, which equates to a **low capital value of £62 psf** and a net initial yield (based on a topped-up rent of **£445,611 pa**) of **6.97%**, assuming standard purchaser's costs of 6.63%.



LOCATION

Burton-on-Trent is a town located in Staffordshire, centrally positioned in the UK. It is 27 miles (43 km) south-west of Nottingham, 28 miles (45 km) north-west of Leicester and 30 miles (48 km) north of Birmingham.

The town benefits from excellent road communications via the A38, which provides access to Junction 24 of the M1 via the A50, and the M42 and M6 Toll via the A5. Additionally, the A511 links east to the M1 motorway (Junction 22) and the M6 (Junction 15) to the west via the A50. Approximately 85% of the UK population is accessible within a 4.5-hour HGV drive time from the town.



East Midlands (EMA)	12 miles
Birmingham (BHX)	25 miles
Manchester (MAN)	46 miles



M1 (J24)	17.5 Miles
M1 (J22)	18.5 Miles
M42 (J11)	10.5 Miles
M6 (JT5)	11.5 Miles



Derby	10 mins
Birmingham New Street	23 mins
London Euston (via Tamworth)	1hr 38 mins
London St Pancras (via Derby)	1hr 56 mins

*Rail links from Burton-on-Trent railway station (0.3 miles away)



[Click here for Google Maps](#)

[What Three Words
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SITUATION

The property is located on the south-east side of the **A5121 (Derby Street)**, which is the main arterial route through Burton-on-Trent. This road connects the property to the A38 approximately 2.3 miles to the north-east and also 2.0 miles to the south-west.

Burton-on-Trent boasts a strategic location and is utilised as a distribution hub by several occupiers, including: **Hobby Craft, Boots, Holland & Barrett, Waterstones, Unilever, B&Q and Gousto.**

Other third-party logistics companies also operate from the town, including **Palletforce, DHL and GXO Logistics.**

Additionally, there are several large breweries and other drinks industry related occupiers located in the town, including **Molson Coors, Carlsberg Marston's and Soufflet Malt.**



DESCRIPTION

The property comprises a substantial warehousing facility of steel portal frame construction, extending to a total of 96,455 sq ft (GIA), including ground and first floor office accommodation. The original unit was built in the 1980s and there has been subsequent extensions, with the most recent addition to the rear of the building completing in 2019. The unit benefits from yard areas to both the front and the side in addition to the following specification:



Eaves height from
5.0m to 9.2m



Separate staff and
visitors car park



Remote operated
security gate at the
vehicular entrance



Solid concrete floors



250kva power



LED Lighting

SITE AREA

The property occupies a site area of approximately 4.07 acres, providing a site cover of 54%.



TENANCY

The property is let to London City Bond Ltd by way of a 10-year lease to 30 September 2026. There is a new reversionary 10-year lease in place, beginning 1 October 2026 and expiring 30 September 2036, therefore providing an unexpired term of 11.9 years. Leases are FRI (subject to a schedule of condition).

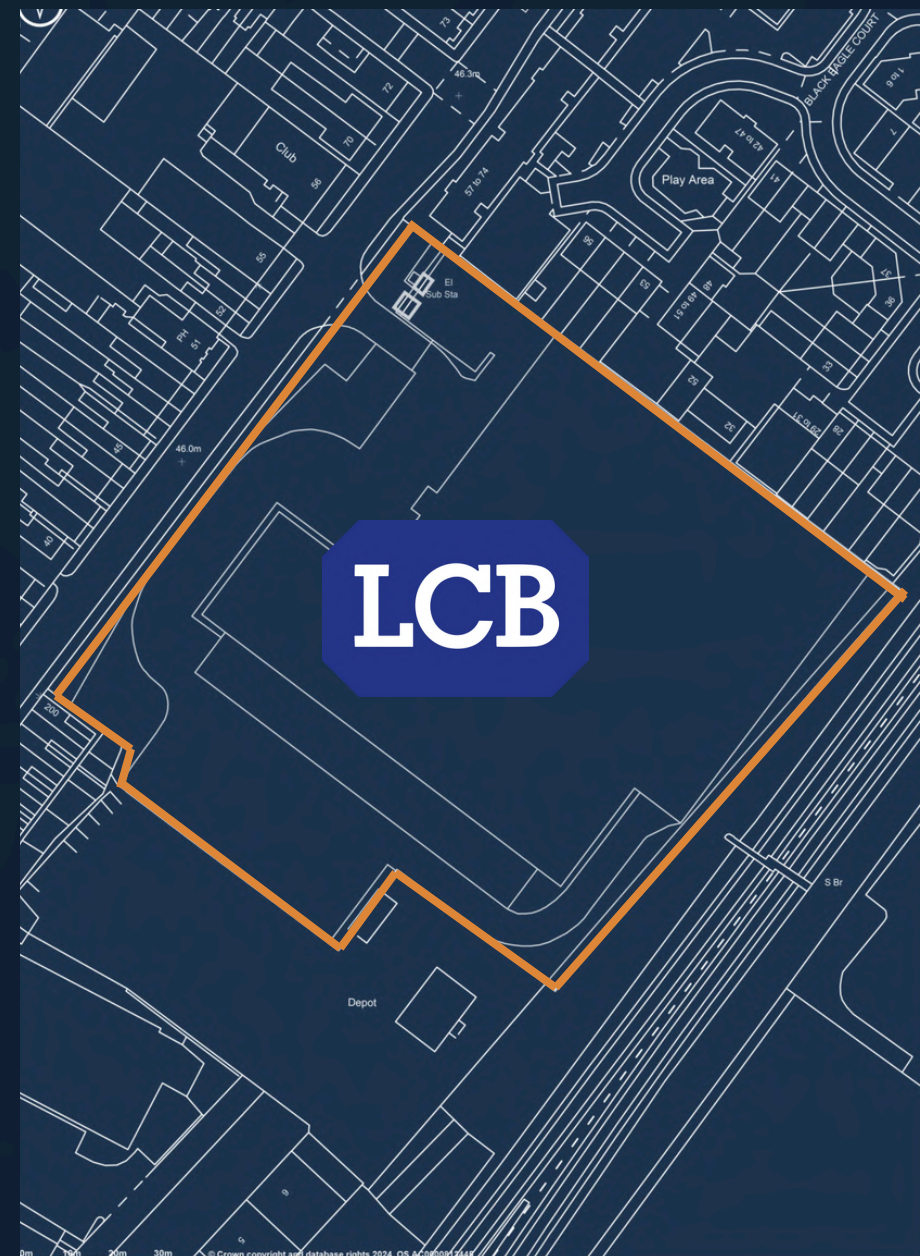
PASSING RENT

Current passing rent to 30/09/2026	£406,111 pa (£4.21 psf)
Passing rent 01/10/2026 - 30/09/2031	£445,611 pa (£4.62 psf)
Passing rent 01/10/2031 - 30/09/2036	£489,061 pa (£5.07 psf)

(Vendor to top-up to 2026 rent of £445,611 pa)

TENURE

Freehold (Title No. SF273492)



*For indicative purposes only

TENANT COVENANT

LCB have been approved by HMRC to operate the unit as a bonded warehouse and holds both customs approval and excise approval. Imported goods can therefore be stored under total duty suspension, they can also be transported to other warehouses under bond to defer duty until the goods are released.

LCB Burton stores wines and spirits under bond to a mixture of trade and private customers, with the current largest customer at this location being Proximo Spirits, who's brands include Kraken Rum, Jose Cuervo Tequila, Bushmills Irish Whiskey and Brockmans Gin, amongst others.

Year End	30/09/2023	30/09/2022	30/09/2021
Turnover	£72,433,105	£65,113,612	£51,845,685
Pre-tax Profit	£735,908	£1,219,119	£679,160
Net Worth	£4,759,904	£4,523,996	£3,804,816





EPC

The property has an EPC rating of C (70)

AML

In accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of a going concern.

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CONTACT

Please contact the sole agents for access to the data room for further information or to arrange viewing.

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