



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 for 10 years from October 2026, providing a lease expiry of 30 September 2036 and an unexpired term of 11.5 years
- Passing rent of £406,111 per annum reflecting £4.21 psf.
- There are fixed rental uplifts in 2026 (£445,611 pa, £4.62 psf) and in 2031 £489,061 pa, £5.07 psf)
- Reversionary with an ERV of £550,000 per annum reflecting £5.70 per sq ft

## PROPOSAL

We are instructed to seek offers in excess of **£5,750,000 (Five Million Seven Hundred and Fifty Thousand Pounds)**, which equates to a **low capital value of £59 psf** and a net initial yield of **6.62%**, rising to **7.27%** in 2026 and **8%** in 2031, 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.



<b>East Midlands (EMA)</b>	12 miles
<b>Birmingham (BHX)</b>	25 miles
<b>Manchester (MAN)</b>	46 miles



<b>M1 (J24)</b>	17.5 Miles
<b>M1 (J22)</b>	18.5 Miles
<b>M42 (J11)</b>	10.5 Miles
<b>M6 (JT5)</b>	11.5 Miles



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

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



Click here for  
Google Maps



What Three Words  
///grabs.flats.common



## 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 on a 10-year lease expiring 30 September 2026. The tenant has signed a reversionary 10-year lease from 1st October 2026 expiring 30 September 2036, providing an unexpired term of 11.5 years. Leases are FRI (subject to a schedule of condition).

## PASSING RENT

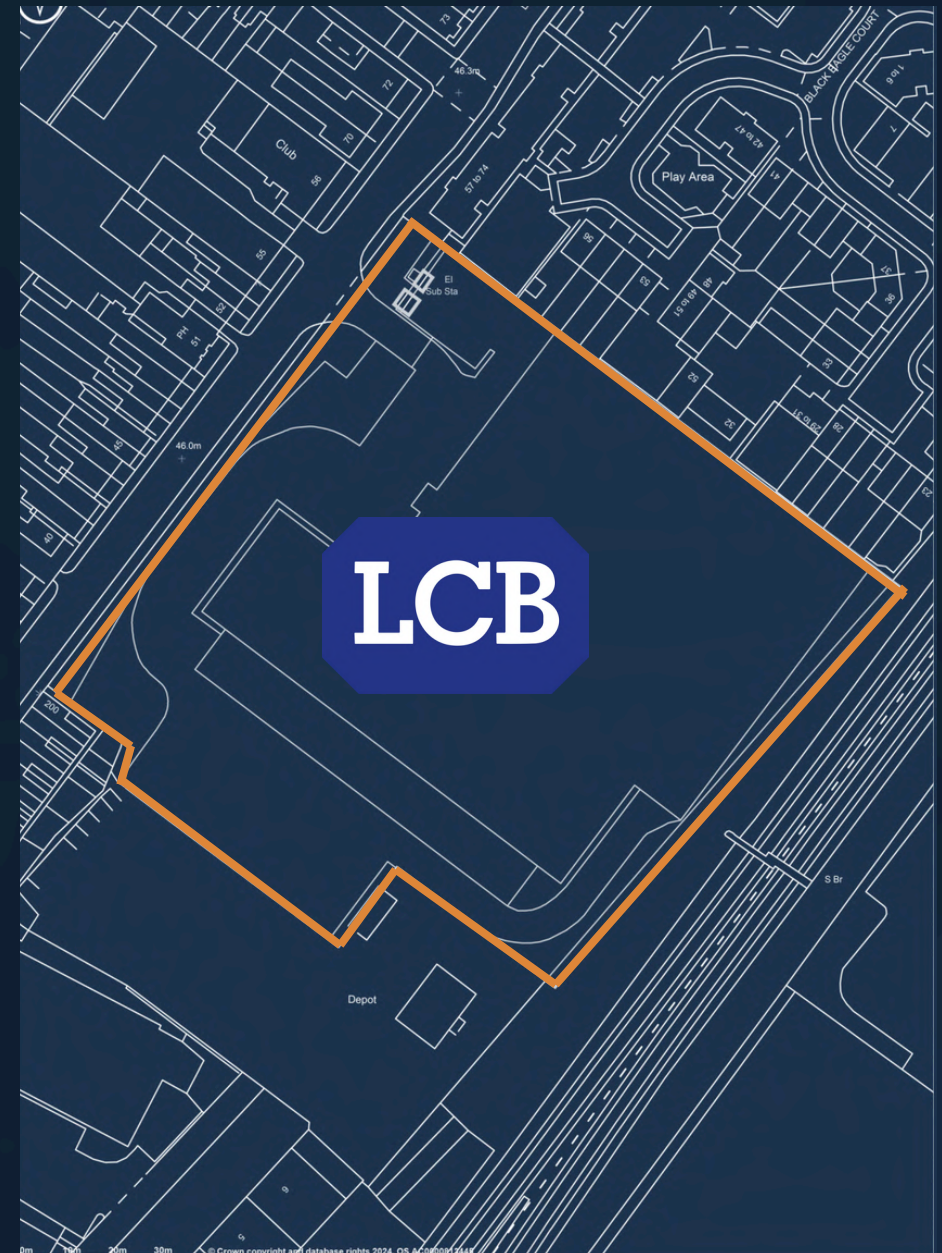
Current passing rent to 30/09/2026	£406,111 pa (£4.21 psf)
Fixed uplift from 01/10/2026 - 30/09/2031	£445,611 pa (£4.62 psf)
Fixed uplift from 01/10/2031 - 30/09/2036	£489,061 pa (£5.07 psf)

## TENURE

Freehold (Title No. SF273492)

BONDED WAREHOUSE / INVESTMENT OPPORTUNITY

96,455 sq ft



\*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.

## PROPOSAL

We are instructed to seek offers in excess of **£5,750,000 (Five Million Seven Hundred and Fifty Thousand Pounds)**, which equates to a **low capital value of £59 psf** and a **net initial yield of 6.62%, rising to 7.27% in 2026 and 8% in 2031**, assuming standard purchaser's costs of 6.63%.

## CONTACT

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

**Robin Bullas**

+44 (0) 7730 507 967

Robin@cpp.uk

**Roger Haworth**

+44 (0) 7872 377153

Roger@cpp.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. CPP, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. A member of the sales team at CPP has a personal interest in this property. Please contact CPP for the source and date reference. The date of this publication is April 2025.