

VINDIS SKODA BURY ST EDMUNDS

LONG INCOME MODERN WAREHOUSE/ SHOWROOM INVESTMENT
CPIH RENTAL UPIFTS



**DETTINGEN WAY, BLENHEIM INDUSTRIAL PARK,
BURY ST EDMUNDS IP33 3TU**

INVESTMENT SUMMARY

- Accessible edge of town location in Bury St Edmunds, 24 miles from both Cambridge and Ipswich
- Strong road links via the A14, connecting with the M11 and A1(M)
- Prominent modern warehouse unit providing flexible showroom accommodation
- 13,390 sq ft on a site of 1.54 acres
- Let to F.Vindis & Sons (Bedford) Limited, with a guarantee from Vindis Group Limited until 28 June 2042 with no break options
- Total current income: £130,000 per annum (£9.70 per sq ft)
- Rent reviewed five yearly to CPIH (collar 1% per annum/cap 3% per annum)
- Price: **£2,025,000**, subject to contract and exclusive of VAT
- Net Initial Yield: 6% rising to an estimated **7%** in 2027





BURY ST EDMUNDS

Bury St Edmunds, Suffolk, is an attractive Cathedral city with an affluent population and growing economy. The city, home to West Suffolk Council, is the principal residential and commercial centre between Cambridge and Ipswich.

Bury St Edmunds has a primary catchment population of 257,000 people with a diversified economy and thriving tourist industry.

The city is situated approximately 62 miles north-east of London, 24 miles east of Cambridge and 24 miles north-west of Ipswich.

The A14 dual carriageway provides principal road links to the M11 Motorway and A1(M).

There are direct rail services to Cambridge (40 minutes) and Ipswich (29 minutes).



BLENHEIM INDUSTRIAL PARK

Blenheim Industrial Park is a prominent, established retail, trade and light industrial estate around one mile to the west of Bury St Edmunds city centre.

The park benefits from its proximity to Junction 42 of the A14, providing road connections to Cambridge, Ipswich and the national motorway network.

Occupiers include Screwfix, Euro Car Parts, Magnet and Aldi.



SITUATION

The property occupies a large plot on Dettinger Way, close to its junction with the main A1302 Newmarket Road, which leads to Junction 42 of the A14.

DESCRIPTION

The property occupies comprises the following:

- A modern, high-quality detached warehouse unit of portal frame construction with glazing to the front and part side elevations and metal profile cladding to the remaining elevations and roof. The unit comprises a main Skoda car dealership and workshop, together with ground, mezzanine and first floor ancillary storage and office accommodation.
- External surface display and parking area for 111 vehicles.



ACCOMMODATION

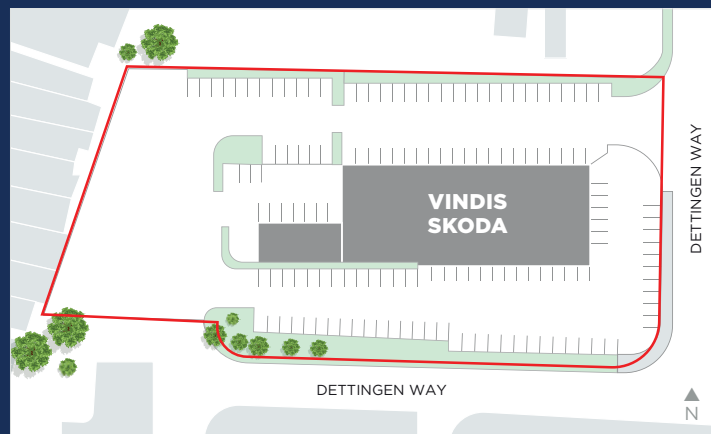
Floor	GIA sq ft
Ground Floor Showroom	3,774
Ground Floor Workshop	3,928
Ground Floor Parts	1,006
Ground Floor Office/Anc	1,933
First Floor Offices	2,247
Mezzanine	501
Total GIA	13,389

SITE AREA

The site, totalling 1.54 acres, has a low coverage of around 16%.



FOR INDICATIVE PURPOSES ONLY.



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TENURE

Freehold.

TENANCY

The property is let to F.Vindis & Sons (Bedford) Limited, with a guarantee from Vindis Group Limited on a 20 year full repairing and insuring lease from 29 June 2022 (expiring on 28 June 2042). There are no options to break.

The current rent is £130,000 per annum. The rent is subject to five yearly, upward only rent reviews to CPIH with a collar of 1% per annum and a cap of 3% per annum, compounded.

RENTAL INCOME

Based on an annual increase of 3% per annum, the rent will increase as follows:

Current:	2027	2032	2037
£130,000 pa	£150,706 pa	£174,709 pa	£202,536 pa

RENTAL ANALYSIS

The current rent of £130,000 per annum reflects a low rate of £9.70 per sq ft, rising to an estimated £150,706 per annum in 2027, which reflects approximately £11.26 per sq ft, based on a total floor area of 13,389 sq ft, with no value applied to the large external display/parking area.

This rent compares favourably with nearby industrial, warehouse and car showroom rents and as such we anticipate there to be excellent potential for rental value growth.



COVENANT INFORMATION

Headquartered in Huntingdon, Cambridgeshire, Vindis Group Limited is one of the UK's largest privately owned and family-run car dealership groups with 16 dealerships located across six counties in England. In addition, Vindis has two trade parts divisions and a Fleet Centre.

The company was founded in 1960 and specialises in car, van and motorcycle brands including Audi, Ducati, Škoda, SEAT, CUPRA, Volkswagen and Volkswagen Commercial Vehicles.

The most recently filed accounts for the year to 31 December 2024 show a turnover of approximately £387m and a gross profit of £44.4m. A copy of the accounts is available on request.

Skoda, part of the Volkswagen Group, had a record year in 2025, delivering 1,043,900 vehicles worldwide, a 12.7% year-on-year increase; Skoda is now the third best-selling car brand in its core European market.



PLANNING

We understand that the property has planning consent for use as a car showroom, workshop and parts department with ancillary offices.

EPC

Energy performance certificates are available upon request.

VAT

The property is elected for VAT purposes. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

ANTI-MONEY LAUNDERING

In order to comply with Anti Money Laundering legislation, the successful purchaser will be required to provide certain identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



PROPOSAL

We have been instructed to seek offers of around **£2,025,000**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of approximately **6% rising to an estimated 7%** in 2027, assuming standard purchaser's costs, showing the following yield profile assuming 3% per annum rental uplifts:

Current:	2027:	2032:	2037:
£130,000 pa	£150,706 pa	£174,709 pa	£202,536 pa
6%	7%	8.1%	9.4%

FURTHER INFORMATION



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Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
SUBJECT TO CONTRACT **June 2026**