

lot 12

Bostock House, 19 Gambrel Road Sixfields, Northampton NN5 5DJ

Rent
£65,000
per annum
exclusive

Freehold Ground Rent Investment

- Let to D Jacobson & Sons Limited (originally let to Debenhams Properties) until 2072
- Approximately 4,752 sq m (51,150 sq ft) on 0.63 hectares (1.53 acres)

- Immediately adjacent to Sixfields Retail Park with Boots, JJB Sports, Next and Mama's and Papas
- Nearby occupiers include Audi, Wickes, Homebase and Sainsbury's



Photograph Taken August 2008

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Location

Miles: 1 mile west of Northampton town centre
46 miles south-east of Birmingham
20 miles north-west of Bedford

Roads: M1, A4500, A5076, A428

Rail: Northampton Rail

Air: London Luton Airport, Birmingham International Airport, Stansted Airport

Situation

The property is located one mile west of Northampton town centre on the established Westgate Industrial Estate and adjacent to the modern Sixfields Retail Park. The property situated on the south side of Gambrel Road, close to its junction with Weedon Road (A4500) which connects to the M1 (Junction 16) and Sixfields Retail Park. Nearby occupiers include Audi, Wickes, Homebase and Boots.

Description

The property comprises a regular and level site of approximately 0.63 hectares (1.56 acres) (See Note 3) upon which a two bay warehouse with ancillary office accommodation measuring approximately 4752 sq m (51,150 sq ft) has been constructed (See Note 3).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Use	Site Area (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Industrial	0.63 Hectares (1.56 Acres)	D JACOBSON & SONS LIMITED (1) (originally let to Debenhams Properties Limited) (2)	99 years from 30/07/1973 until 2072	£65,000	2017 and 11 yearly thereafter (4)
Totals		0.63 Hectares (1.56 Acres)		£65,000	

(1) For the year ending 30th September 2010, D Jacobson & Sons Limited reported a turnover of £47,440,000, pre-tax profit of £2,122,000 and a total net worth of £17,609,000. (Source: www.riskdisk.com 09/01/2012)

(2) For the year ending 3rd September 2011 Debenhams Properties Limited reported a turnover of £95,674,000, a pre-tax profit of negative £3,307,000 and a net worth of £203,487,000 (Source: www.riskdisk.com 9.01.2012)

(3) The floor areas and site area stated in the description paragraph are stated in the lease.

(4) The rent is reviewed to the Rental Value of a cleared site. Please refer to the lease for specific clauses including the permitted user (in the context of the Rent Review) A copy of the lease is available in the legal pack.

For further details please contact:

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