

lot 21

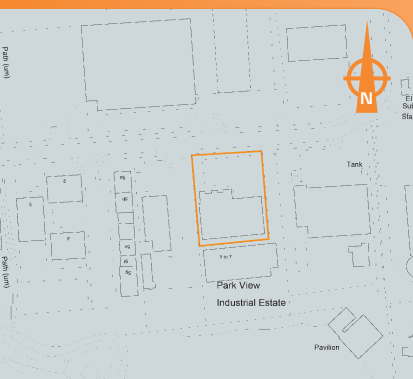
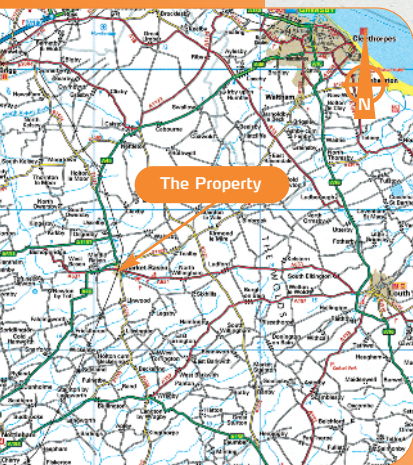
Unit 1, Gallamore Lane Industrial Estate  
Market Rasen, Lincolnshire LN8 3HA

Rent  
£25,000  
per annum  
exclusive

Freehold Trade Counter Investment

- Let to Jackson Building Centres Limited on assignment from K W Davis (Builders Merchants) Ltd
- Well located and established industrial area

- Approximate site area 0.19 hectares (0.47 acres)
- Six Week Completion



**Location**

Miles: 16 miles north-east of Lincoln  
20 miles south-west of Grimsby  
Roads: A46, A631  
Rail: Market Rasen Railway Station  
(approximately 20 mins to Lincoln Central)  
Air: Robin Hood Airport Doncaster/Sheffield

**Situation**

Market Rasen is a prosperous market town. The property is situated about a quarter of a mile north of the town centre on the south side of the spine road through what is the main industrial estate in Market Rasen with direct access to the A46 bypass. Other businesses nearby on the Estate include Mole Country Stores, Lincolnshire Tyre Company Limited, Lincolnshire County Council, RPC Containers and the Royal Mail.

**Description**

A single storey trade warehouse recently substantially refurbished by the tenant to incorporate a trade counter, bathroom and kitchen showroom area. There are two full height roller shutters to the main warehouse which is of portal frame construction with an eaves height of about 5m, and a lower flat roofed front extension provides office and staff facilities. There is an extensive concreted front forecourt and an additional rear yard area. The site extends to about 0.196 hectares (0.485 acres). The tenant has constructed two mezzanine areas.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter/ Industrial	786.98 sq m (8,470 sq ft)	<b>JACKSON BUILDING CENTRES LIMITED (1)</b> On assignment from <b>K W Davis (Builders Merchants) Ltd</b>	15 years from 02/04/2004 on a full repairing and insuring lease (3)	£25,000	02/04/2014
<b>Totals</b>		<b>786.98 sq m (8,470 sq ft)</b>			<b>£25,000</b>	

- (1) Jackson Building Centres is a regional chain of builders' merchants trading from 28 different locations from North Yorkshire to Cambridgeshire. Their turnover for 2010 was £120 million and they employ approximately 750 people. (Source: www.jacksonbc.co.uk 10/06/2013). For the year ending 31/12/2011, Jackson Building Centres Limited reported pre-tax profits of £56,000 and a total net worth of £271,370,000. (Source: www.riskdisk.com 10/06/2013).
- (2) The tenants two mezzanine areas provide additional storage of approximately 280 sq m (3,000 sq ft).
- (3) The lease is subject to a Schedule of Condition.

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