

HSS Unit, Union Road Byker, Newcastle Upon Tyne NE6 1EH

lot 45

Freehold Trade Counter Investment

- Let to HSS Hire Service Group plc guaranteed by The Davis Group plc until 2020
- Adjacent to B&Q
- Six Week Completion
- Prominent position on modern Retail Park

Rent
£45,500
per annum
exclusive



B & Q

Location

Miles: 2 miles east of Newcastle City Centre
Roads: A193, A167(M), A19, A1
Rail: Newcastle Railway Station, Byker Metro Station
Air: Newcastle Airport

Situation

The property is prominently situated on the east side of Union Road close to the roundabout at the intersection of A187, A193, and A1313. Neighbouring occupiers include B&Q and Newcastle Fire.

Description

The property comprises a modern and extensive trade counter unit benefiting from a vehicle access loading door and an eaves height of approximately 6.4m (21ft) and 11 car parking spaces.

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	597.77 sq m (6,482 sq ft)	HSS HIRE SERVICE GROUP PLC guaranteed by The Davis Service Group plc (1) (2)	25 years from 31/10/1995 until 2020 on a full repairing and insuring lease	£45,500	2015
Totals		597.77 sq m (6,482 sq ft)			£45,500	

(1) For the year ending 31st December 2012, HSS Hire Service Group Limited reported a turnover of £172,042,000, pre-tax profits of £8,808,000 and a total net worth of £43,625,000. (Source: www.riskdisk.com 8th November 2013)
(2) For the year ending 31st December 2012, The Davis Service Group Limited reported a net worth of £3,779,538. (Source: www.riskdisk.com 8th November 2013)

For further details please contact:

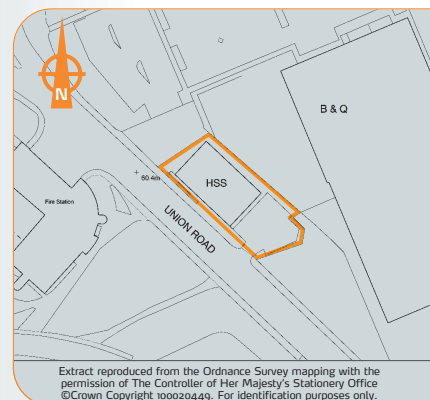
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