

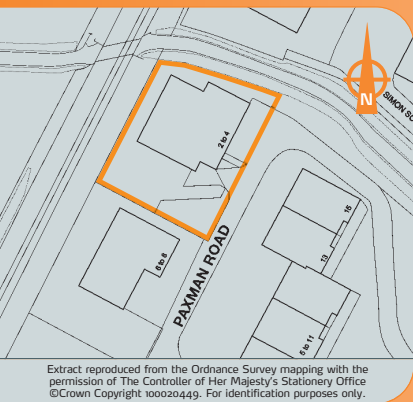
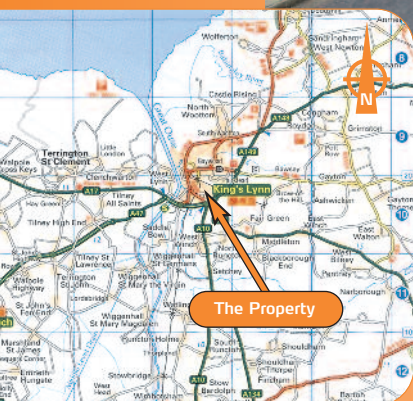
lot 22

Speedy Hire, Hardwick Trading Estate, Paxman Road  
Kings Lynn, Norfolk PE30 4NE

Rent  
£18,372.63  
per annum  
exclusive

Freehold Trade Counter Investment

- Let to Speedy Hire Centres Limited (guaranteed by Speedy Hire plc) until 2023 (subject to option)
- Strategic and established trade counter location
- Approximately 486.6 sq m (5,238 sq ft) on a site of 0.16 hectares (0.4 acres)
- Nearby occupiers include Jaeger Outlet Store, Central Tyre, Booker and B&Q
- 2017 Rent Review linked to Retail Price Index (RPI)



**Location**

Miles: 39 miles west of Norwich  
32 miles north-east of Peterborough  
Roads: A47, A10, A149  
Rail: Kings Lynn Railway Station  
Air: Norwich Airport

**Situation**

The property is situated within the popular and busy Hardwick Industrial Estate, 1/2 a mile south of the town centre and 1/2 a mile from the A47 on the western site of Paxman Road, just off Hardwick Road. Nearby occupiers include Jaeger Outlet Store, Central Tyre, Booker and B&Q.

**Description**

The property comprises ground floor trade counter, office and ancillary accommodation with car parking for approximately 7 cars. The property benefits from an open storage yard upon which there are also electrical utility structures.

**Tenure**

Freehold.

**VAT**

VAT is applicable on this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Industrial	486.6 sq m (5,238 sq ft)	<b>SPEEDY HIRE CENTRES LIMITED guaranteed by Speedy Hire plc (1)</b>	15 years from 15/01/2008 until 2023 on a full repairing and insuring lease (2)	£18,372.63	15/01/2017 & 5 yearly
<b>Totals</b>		<b>486.6 sq m (5,238 sq ft)</b>			<b>£18,372.63</b>	

- (1) For the year ending 31st March 2014, Speedy Hire plc reported pre-tax profits of £7,000,000 and a total net worth of £188,000,000. (Source: riskdisk.com 18/09/2014)
- (2) The lease provides for a tenant option to determine on 15th January 2020.

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