

lot 30

# Units 1 & 2, 14 St Richards Road, Four Pools Industrial Estate Evesham, Worcestershire WR11 1XJ

Rent  
**£54,000**  
per annum  
exclusive

**Freehold Retail Warehouse Investment**

- 75% income from Howden Joinery Properties Limited (with guarantee from Howden Joinery Limited) until 2021 (no breaks)

- Located within well established industrial estate
- Approximate site area of 0.17 hectares (0.42 acres)



**Location**

Miles: 16 miles north of Cheltenham  
20 miles south-east of Worcester  
34 miles west of Banbury  
46 miles north-west of Oxford  
Roads: A4184, A46, A44, M5 (Junction 9)  
Rail: Evesham Railway Station  
Air: Birmingham International Airport

**Situation**

The property is situated south of Evesham town centre within Four Pools Industrial Estate close to Evesham Trade Centre and Four Pools Retail Park. Four Pools is Evesham's prime trade/retail area occupied by a wide range of businesses and anchored by Morrisons, Halfords and B & Q.

**Description**

The property comprises two ground floor retail warehouse units and benefits from three roller shutter doors and car parking on a site of approximately 0.17 hectares (0.42 acres).

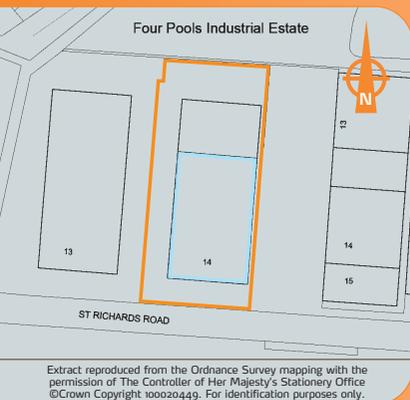
**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**



**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1	Ground	Retail Warehouse/ Ancillary	621.78 sq m (6,693 sq ft)	<b>HOWDEN JOINERY PROPERTIES LIMITED (1) with guarantee from Howden Joinery Limited (2)</b>	20 years from 11/06/2001 until 10/06/2021	£40,000	11/06/2016
2	Ground	Retail Warehouse/ Ancillary	285.85 sq m (3,077 sq ft)	<b>EVESHAM TRADE CENTRE LIMITED with guarantee from GM Roofing (Evesham) Limited (3)</b>	4 years from 17/06/2011 until 16/06/2015 (4)	£14,000	17/06/2014
<b>Totals</b>			<b>907.63 sq m (9,770 sq ft)</b>			<b>£54,000</b>	

- (1) For the year ending 28th December 2013, Howden Joinery Properties Limited reported a turnover of £36,248,000, pre-tax profits of £721,000 and a total net worth of £1,355,000. (Source: www.riskdisk.com 10/11/2014)
- (2) For the year ending 28th December 2013, Howden Joinery Limited reported a turnover of £943,835,000, pre-tax profits of £148,541,000 and a total net worth of £408,536,000. (Source: www.riskdisk.com 12/11/2014)
- (3) With over 25 years' experience, GM Roofing specialise in every aspect of roof repair and roof maintenance. (Source: www.gmroofingservices.co.uk 12/11/2014)
- (4) The lease of Unit 2 provides a rolling tenant option to determine subject to three months' notice.

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