

## 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).

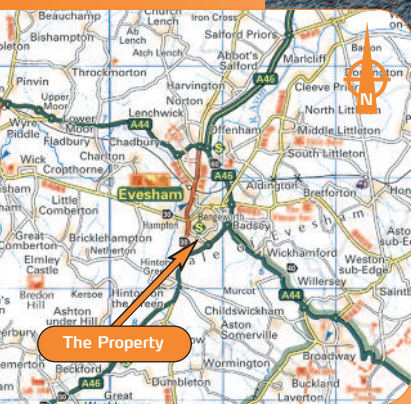
## Tenure

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.

## For further details please contact:

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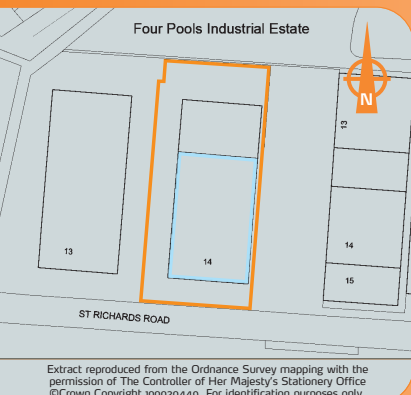
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## Solicitors:

## Harold Benjamin Solicitors

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