

Howdens Joinery, Meadow Road Whitehaven, Cumbria CA28 9HY

lot 54

Freehold Retail Warehouse Investment

- Entirely let to Howden Joinery Properties Limited (with guarantee from Howden Joinery Limited) on a 20 year lease until 2021
- Located 1 mile from Whitehaven Town Centre
- Approximate site area of 0.60 hectares (1.49 acres)
- Nearby occupiers include TMS Motorspares, Hewden and Whitehaven MOT Centre

Rent
£41,850
per annum
exclusive



Location

Miles: 9 miles south of Workington
40 miles south-west of Carlisle
45 miles west of Penrith
Roads: B5345, A5094, A595, M6 (J40)
Rail: Corickle Railway Station, Whitehaven Railway Station
Air: Newcastle International Airport

Situation

The property is situated on the eastern side of Meadow Road just off the B5345 and approximately one mile south of Whitehaven town centre. Nearby occupiers on Meadow Road include TMS Motorspares, Hewden, Whitehaven MOT Centre and Whitehaven Garden Centre with Asda, Aldi, Iceland and Home Bargains located approximately 0.5 miles to the north.

Description

The property comprises a single storey retail warehouse unit with ancillary accommodation. The property benefits from two roller shutter doors, an eaves height of approximately 3.07 metres (10 feet) and an approximate site area of 0.60 hectares (1.49 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail Warehouse/ Ancillary	1,719.34 sq m (18,507 sq ft)	HOWDEN JOINERY PROPERTIES LIMITED (1) with guarantee from Howden Joinery Limited (2)	20 years from 15/06/2001 until 14/06/2021 on a full repairing and insuring lease	£41,850	15/06/2016 and five yearly
Totals		1,719.34 sq m (18,507 sq ft)			£41,850	

(1) For the year ending 28/12/2013, 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)

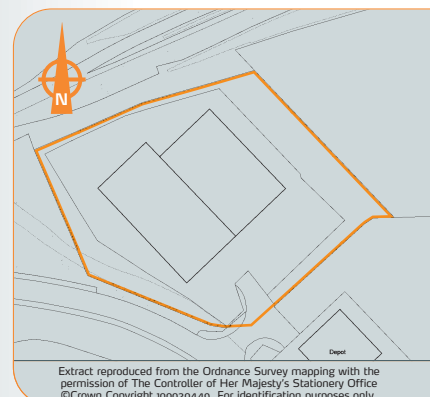
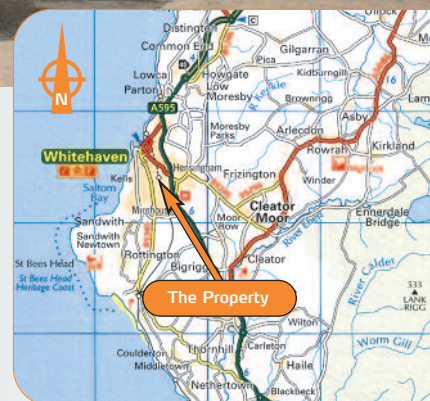
(2) For the year ending 28/12/2013, Howden Joinery Limited reported a turnover of £943,835,000, pre-tax profits of £148,541,000 and a total net worth of £408,536,000. (Source: www.riskdisk.com 12/11/2014)

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