

HSS Hire Unit, Queen Margarets Industrial Estate, Queen Margarets Road Scarborough, North Yorkshire YO11 2YH

lot 29

Freehold Trade Counter Investment

- Let to HSS Hire Service Group Limited
- Approximately 1,509.39 sq m (16,247 sq ft)
- Situated on an established industrial estate
- Nearby occupiers include Currys, PC World, Carpetright, Plumb Centre and Graham's Plumbers Merchants
- VAT free investment

Rent
£54,250
per annum
exclusive



Location

Miles: 40 miles north-east of York
50 miles south-east of Middlesbrough
60 miles north-east of Leeds
Roads: A64, A170, A1 (M1) (Junction 50)
Rail: Scarborough Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated on the established Queen Margarets Industrial Estate, just off the busy A64 (Seamer Road) and 1.5 miles south-west of Scarborough town centre. Nearby occupiers include Currys, PC World and Carpetright, while B&Q, Halfords and Topps Tiles are situated some 800 metres south at Seamer Road Retail Park.

Description

The property comprises a modern trade counter unit over ground and first floors benefitting from an eaves height of 4.6 metres. In addition there is a further unit to the rear. The property benefits from a site area of approximately 0.45 hectares (1.11 acres) and customer car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Trade Counter	565.50 sq m (6,087 sq ft)	HSS HIRE SERVICE GROUP LIMITED (1)	25 years from 07/12/1992 on a full repairing and insuring lease	£54,250	06/12/2017
First	Ancillary	143.07 sq m (1,540 sq ft)				
Rear Unit	Ancillary	800.82 sq m (8,620 sq ft)				
Totals		1,509.39 sq m (16,247 sq ft)			£54,250	

(1) For the year ending 31/12/2013, HSS Hire Service Group Limited reported a turnover of £225,813,000, pre-tax profits of £20,415,000 and a total net worth of £51,585,000. (Source: www.riskdisk.com 14/01/2015)

For further details please contact:

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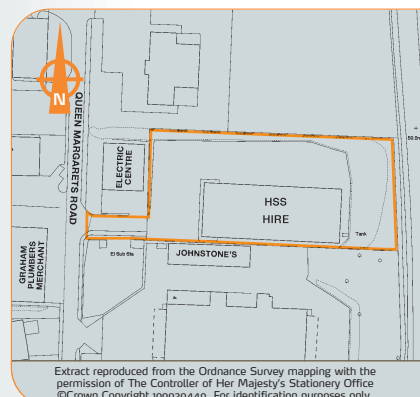
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Buyer's Legal Report Service

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