

lot 17

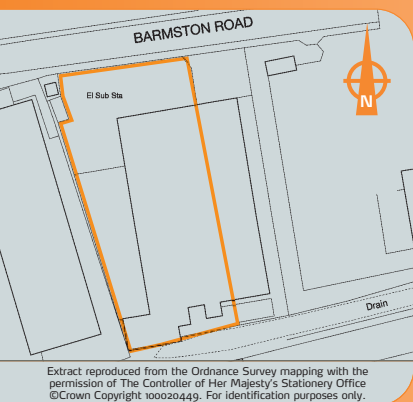
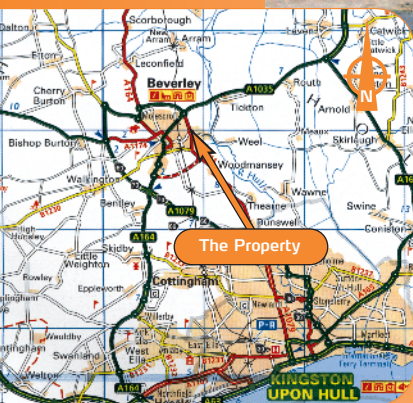
Howdens Joinery, Barmston Road, Swinemoor Lane Industrial Estate Beverley, Humberside HU17 0LA

Rent
£42,500
per annum
exclusive

Freehold Trade Counter Investment

- Entirely let to Howden Joinery Properties Limited (with guarantee from Howden Joinery Limited)
- Located within the established Swinemoor Lane Industrial Estate

- Nearby occupiers include Wickes and Travis Perkins
- Approximate site area of 0.221 hectares (0.546 acres)



Location

Miles: 10 miles north of Kingston-upon-Hull
30 miles east of York
Roads: A15, A63, A164, M62 (Junction 38)
Rail: Beverley Mainline Rail Station
Air: Leeds Bradford International Airport

Situation

The property is situated on the southern side of Barmston Road, within the established Swinemoor Lane Industrial Estate, the principal industrial area in the town. Barmston Road is accessible directly off Swinemoor Lane (A1174) which links Kingston-upon-Hull to the south with York to the north. Nearby occupiers include Wickes and Travis Perkins, with Aldi located on Swinemoor Lane within a few minutes walk.

Description

The property comprises a ground floor trade counter warehouse, forming part of a larger parade. The property benefits from a total approximate site area of 0.221 hectares (0.546 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	Trade Counter/ Ancillary	1,127.08 sq m (12,132 sq ft)	HOWDEN JOINERY PROPERTIES LIMITED (1) (with guarantee from Howden Joinery Limited) (2)	20 years from 03/07/2001 until 02/07/2021 on a full repairing and insuring lease	£42,500	03/07/2016
Totals		1,127.08 sq m (12,132 sq ft)			£42,500	

- (1) For the year ending 27th December 2014, Howden Joinery Properties Limited reported a turnover of £40,790,000, pre-tax profits of £686,000 and a total net worth of £334,000. (Source: Experian Group 12/11/2015)
- (2) For the year ending 27th December 2014, Howden Joinery Limited reported a turnover of £1,080,083,000, pre-tax profits of £193,306,000 and a total net worth of £447,884,000. (Source: Experian Group 12/11/2015)

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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