

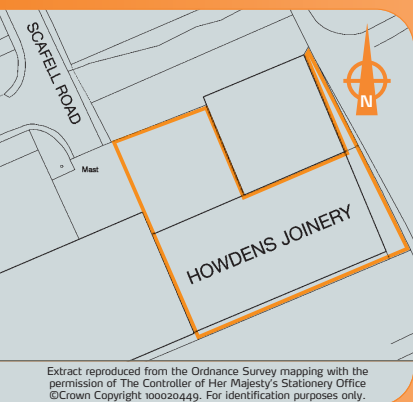
lot 58

Howdens Joinery, Scaffell Road, Queensway Industrial Estate, Lytham St Annes, Lancashire FY8 3HE

Rent
£48,750
per annum
exclusive

Freehold Trade Counter Investment

- Entirely let to Howden Joinery Properties Limited (with guarantee from Howden Joinery Limited)
- Located within the established Queensway Industrial Estate
- Nearby occupiers include Graham Plumbers Merchant, Unipart Automotive and North West Roofing Supplies
- Approximate site area of 0.245 hectares (0.606 acres)



Location

Miles: 4.5 miles south of Blackpool
14 miles west of Preston
24 miles west of Blackburn
Roads: B5261, A5230, M55 (Junction 4)
Rail: St Annes-on-the-Sea
Air: Blackpool Airport

Situation

The property is situated on the eastern side of Scaffell Road, in the well established Queensway Industrial Estate to the north-west of Lytham St Annes town centre. The estate is accessed off Queensway (B5261), which provides direct access into Blackpool. The property benefits from being within close proximity of the M55 (Junction 4), providing connection to the M6 and motorway network beyond. Nearby occupiers include Graham Plumbers Merchant, Unipart Automotive and North West Roofing Supplies.

Description

The property comprises a ground floor trade counter unit with an approximate site area of 0.245 hectares (0.606 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.	Reviews
Ground	Trade Counter/ Ancillary	1,483.34 sq m (15,967 sq ft)	HOWDEN JOINERY PROPERTIES LIMITED (1) (with guarantee from Howden Joinery Limited) (2)	20 years from 11/06/2001 on a full repairing and insuring lease (3)	£48,750	11/06/2016
Totals		1,483.34 sq m (15,967 sq ft)			£48,750	

- (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)
- (3) The full repairing obligation relates to the tenant's demise only and not to shared areas.

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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