

lot 31

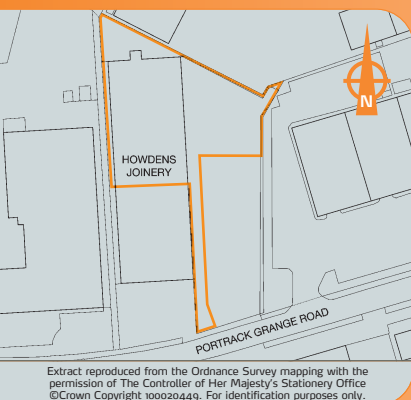
Rent
£42,104
per annum
exclusive

Howdens Joinery, Portrack Industrial Estate, Portrack Grange Road, Stockton-on-Tees, Cleveland TS18 2PN

Trade Counter Investment

- Entirely let to Howdens Joinery (with guarantee)
- Located within the established Portrack Industrial Estate

- Nearby occupiers include Magnet, Discount Motor Co, M&J Commercial and Crossling Plumbing Merchants
- Approximate site area of 0.235 hectares (0.581 acres)



Location

Miles: 13 miles north-west of Darlington
24 miles south-east of Durham
35 miles south of Newcastle Upon Tyne
Roads: A1046, A19, A1032
Rail: Stockton Rail
Air: Durham Tees Valley International Airport

Situation

The property is situated in the well established Portrack Industrial Estate, just off the A1046 within close proximity to the A19 and Stockton town centre. The property is located on the northern side of Portrack Grange Road, with other nearby occupiers including Magnet, Discount Motor Co, M&J Commercial and Crossling Plumbing Merchants.

Description

The property comprises a ground floor standalone trade counter unit and a total approximate site area of 0.235 hectares (0.581 acres).

Tenure

Virtual Freehold. Held for a term of 999 years expiring 7th November 2998 at a peppercorn rent.

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	977.31 sq m (10,519 sq ft)	HOWDEN JOINERY PROPERTIES LIMITED (1) (with guarantee from Howden Joinery Limited) (2)	15 years from 06/11/2005 on a full repairing and insuring lease	£42,104	15/11/2015
Totals		977.31 sq m (10,519 sq ft)			£42,104	

- (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)

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Buyer's Legal Report Service

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See: www.acuitus.co.uk for further details

DENTONS

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