

Lot 71

£65,000 per annum
exclusive

Haworth Castings, Budds Lane Industrial Estate, Romsey, Nr Winchester, Hampshire S051 0HA

Freehold Industrial Investment



Key Details

- Let to Haworth Castings Limited until 2027
- Approximately 0.28 hectares (0.69 acres)
- Site coverage approximately 55%
- Tenant in occupation for over 50 years

Location

Miles: 70 miles south-west of the centre of London
7 miles north-west of Southampton
15 miles south-east of Salisbury

Roads: A3057, A27, M27, M3

Rail: Romsey Railway Station

Air: Southampton Airport, Heathrow Airport

Situation

The property is prominently situated in the well established Budds Lane Industrial Estate. The park is located 0.5 miles from Romsey railway station and 4 miles from the M27 (Junction 3). Major nearby occupiers include Elliotts Builders Merchant.

Description

The property comprises two industrial buildings with a large yard used for parking and storage. Each building benefits from a vehicle access loading door and an eaves height of approximately 4.5m (14ft). The property benefits from a site area of approximately 0.28 hectares (0.69 acres) with a site coverage of approximately 55%. There is an electricity substation on the site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

EPC Rating

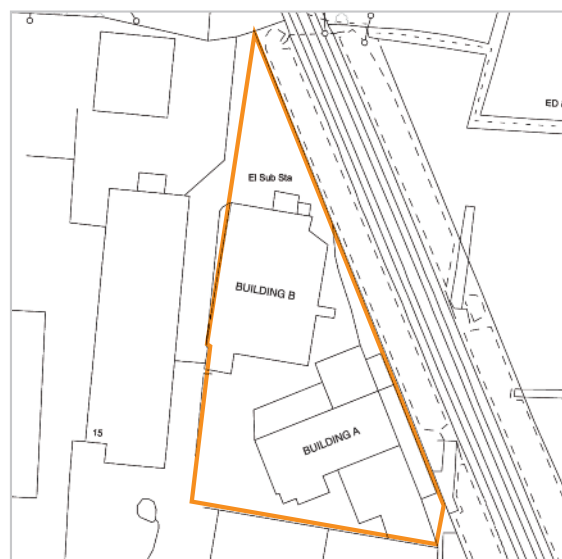
Building A: Band E
Building B: Band E
See legal pack at acuitus.co.uk

Six Week Completion

Tenancy and accommodation

Building No.	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Building A	Foundry/ Workshop	807.32 sq m (8,690 sq ft)	HAWORTH CASTINGS LIMITED (1)	10 years from 31/10/2017 on a full repairing and insuring lease (2)	£65,000	31/10/2022 (30/10/2027)
Building B	Offices/ Storage	840.76 sq m (9,049 sq ft)				
Total		1,648.08 sq m (17,739 sq ft)			£65,000	

- (1) Haworth Casting Limited was incorporated in 1967 and has occupied this property since. For the year ending 31st January 2017 Haworth Castings Limited reported a total net worth of £966,295 and is rated by Experian as "Very Low Risk".
- (2) The lease is subject to a schedule of condition and provides for a tenant option to determine the lease on 31/10/2022 on 6 months' notice in writing.



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