

Lot 16

£28,000 Per Annum
Exclusive

Howdens Joinery, Unit A, 8 Snipefield Industrial Estate,
Tarbet Road, Drumore, **Campbeltown, Argyll & Bute PA28 6SY**
Heritable Trade Counter/Industrial Investment



Key Details

- Let to Howdens Joinery Properties Limited with a guarantee from Howdens Joinery Limited
- Lease extended in 2019 for a further 10 years without break and no reduction in rent
- Detached property comprising 580.47 sq m (6,248 sq ft)
- Prominent main road frontage, close to Jewsons, Peugeot Car Showroom and Buildbase on established industrial estate

On Behalf of Trustees

Location

Miles: 61 miles south-west of Glasgow
Roads: A83
Air: Glasgow Airport

Situation

Campbeltown is situated by Campbeltown Loch on the Kintyre peninsula. The property is situated one mile to the north of Campbeltown, on the well established Snipefield Industrial Estate, just off Tarbet Road. Nearby occupiers include Jewsons, Buildbase and a Peugeot car showroom.

Description

The property comprises a detached ground floor trade counter/warehouse with ancillary office accommodation. The property benefits from an outbuilding used for further storage.

Tenure

Heritable. (Scottish Equivalent of Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk.

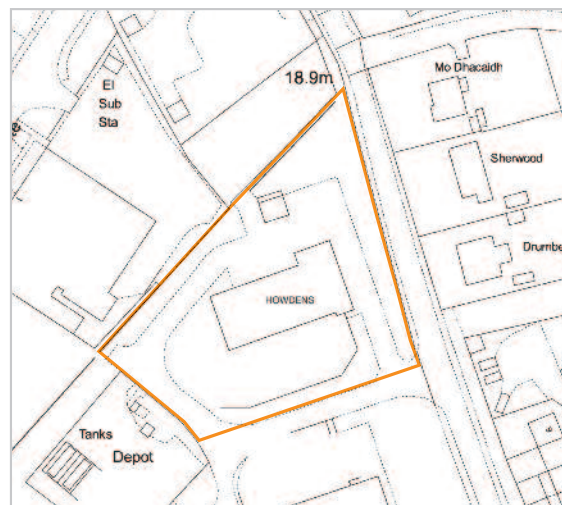
Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse/ Office/Ancillary	580.47 sq m	(6,248 sq ft)	HOWDEN JOINERY PROPERTIES LTD (1) with a guarantee from HOWDEN JOINERY LTD (2)	10 years from 06/02/2019 until 05/02/2029 on a full repairing and insuring lease (3)	£28,000	06/02/2024
	Outbuilding	28.99 sq m	(312 sq ft)				
Total		609.46 sq m	(6,560 sq ft)			£28,000	

(1) For the year ending 21/12/2019, Howden Joinery Properties Limited reported a turnover of £60,516,000, pre-tax profits of £2,881,000 and total assets of £122,678,000 (NorthRow 13/11/2020).

(2) For the year ending 21/12/2019, Howden Joinery Limited reported a turnover of £1,560,143,000, pre-tax profits of £295,328,000 and total assets of £2,272,395,000 (NorthRow 13/11/2020).

(3) The lease is FR&I, subject to a Schedule of Condition.



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Seller's Solicitors: Burness Paull LLP
Alison Brunger
+44 (0)141 273 6895
Alison.Brunger@burnesspaull.com