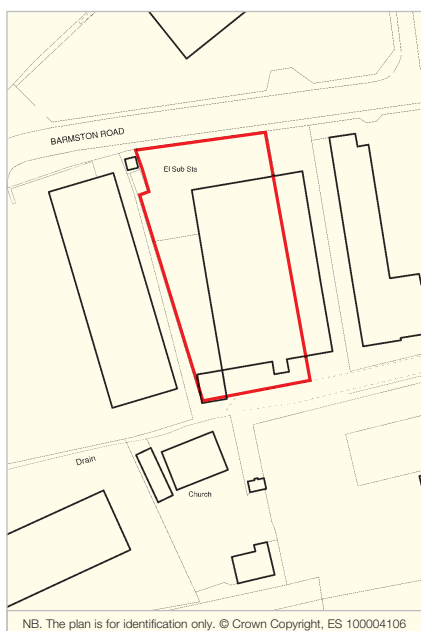
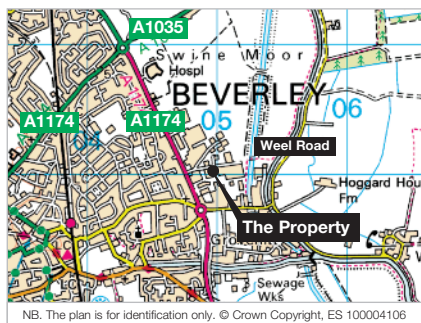


Beverley
Howdens
Barmston Road
North Humberside
HU17 0LA

- **Freehold Trade Counter Investment**
- Entirely let to Howdens Joinery Properties Limited with Howden Joinery Limited as guarantor
- Lease expires 2021
- Located in an established industrial area, adjacent to Travis Perkins
- Rent Review 2016
- Current Rent Reserved
£42,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Beverley, with a population of approximately 23,500, is a very attractive market town which is famous for its 15th Century Minster and Racecourse and is located 8 miles north of Hull. The town benefits from good road communications being located at the junction of the A164 and A1035 some 11 miles to the north-east of the M62 (Junction 38).
 The property is situated on Barmston Road in an established industrial location, approximately 1 mile to the east of the city centre. Barmston Road connects with Swinemoor Lane (A1174), which joins with the A1035 within 1 mile to the north of the property. Occupiers close by include Travis Perkins (adjacent), Wickes and Aldi.

Description
 The property is arranged on ground floor only to provide an industrial unit with integral showroom, office and staff accommodation. The property benefits from a service yard and parking to the front and side.

The property provides the following accommodation and dimensions:
Ground Floor **1,086.75 sq m (11,698 sq ft)**

Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LIMITED with Howden Joinery Ltd as guarantor for a term of 20 years from 3rd July 2001 at a current rent of £42,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Howdens Joinery is one of the UK's leading manufacturers and suppliers of kitchens and joinery products. They currently trade from over 570 depots throughout the UK.
 Website Address: www.howdens.com
 For the year ended 28th December 2013, Howdens Joinery Properties Limited reported a turnover of £36.25m, a pre-tax profit of £721,000, shareholders' funds and a net worth of £1.355m. (Source: Experian 07.11.2014.)
 For the year ended 28th December 2013, Howden Joinery Ltd reported a turnover of £943.8m, a pre-tax profit of £148.5m and a net worth of £408.5m. (Source: Experian 07.11.2014.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.