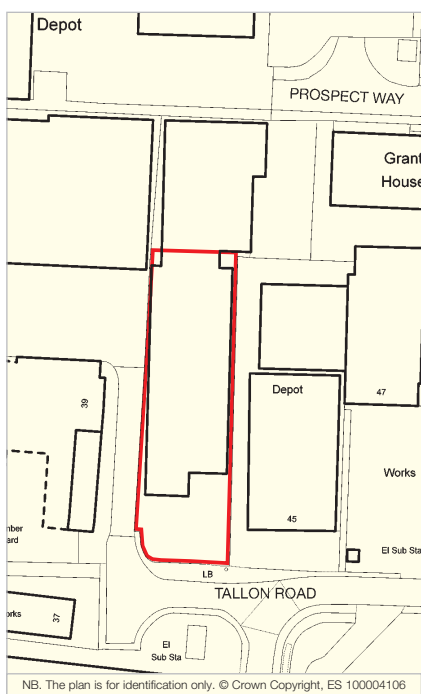


Brentwood

43 Tallon Road
Hutton
Essex
CM13 1TG

- Freehold Trade Counter Investment
- Let to Howden Joinery Properties Limited guaranteed by Howden Joinery Limited
- Lease expires 2022
- 1,016.6 sq m (10,942 sq ft) on a 0.152 hectare (0.375 acre) site
- Rent Review 2012
- Current Rent Reserved **£90,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Brentwood is an affluent suburban and Essex town with a population of approximately 71,500 people which forms part of the London commuter belt and lies 20 miles north-west of Central London, 10 miles west of Oxford and 2 miles from the M25 (Junction 28) via the A12.

The property is situated on the northern side of Tallon Road which runs west off Wash Road which links to the A12 via Lower Road, 2 miles to the north-east of the town centre.

Description

The property is arranged on ground and part first floor to provide a trade counter, large warehouse and ancillary ground floor offices and kitchen together with a part first floor store.

The property provides the following accommodation and dimensions:

Ground Floor Trade Counter	51.0 sq m	(549 sq ft)
Ground Floor Warehouse	793.0 sq m	(8,536 sq ft)
Ground Floor Kitchen	7.8 sq m	(84 sq ft)
Ground Floor Office	56.9 sq m	(612 sq ft)
First Floor Store	107.9 sq m	(1,161 sq ft)

Total 1,016.6 sq m (10,942 sq ft)

Site Area 0.152 Hectare (0.375 Acre)

Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LIMITED, guaranteed by Howden Joinery Limited, for a term of 15 years from 6th November 2007 at a current rent of £90,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 500+.

Website Address: www.howdens.com

For the year ended 25th December 2010, Howden Joinery Properties Limited reported a turnover of £33.128m, a pre-tax profit of £950,000, shareholders' funds of £1.624m and a net worth of £1.624m. (Source: riskdisk.com 29.02.12.)

For the year ended 25th December 2010, Howden Joinery Limited reported a turnover of £797.439m, a pre-tax profit of £103.881m, shareholders' funds of £229.037m and a net worth of £229.037m. (Source: riskdisk.com 29.02.12.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 65 Brentwood**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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