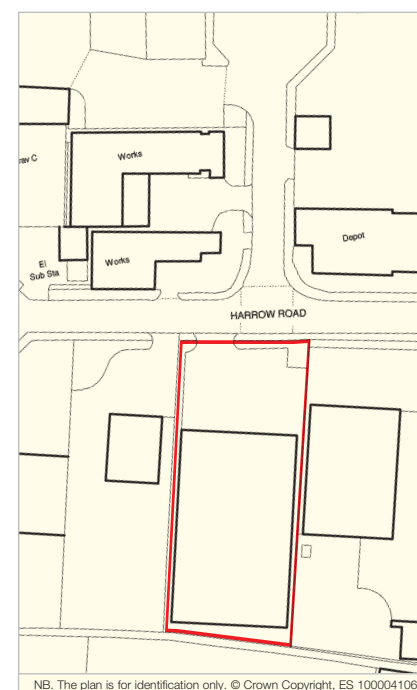
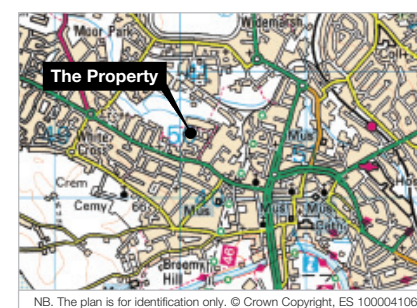


Hereford

4 Harrow Road off Plough Lane Herefordshire HR4 0EH

- **Freehold Retail Warehouse Investment**
- Let to Magnet Limited until 2024
- Large parking and loading area
- Rent Review 29th September 2014
- Current Rent Reserved
£50,000 pa

**On the Instructions of an
Investment Trust**



Tenure

Freehold.

Location

Hereford, with a population of some 55,700, is an attractive and historic cathedral city situated some 50 miles south-west of Birmingham and 25 miles north-west of Gloucester on the A49. The city also enjoys regular mainline rail services to London Paddington, 3 hours and Birmingham New Street 1 hour 30 minutes. The property is situated on a well established industrial estate about one mile west of the town centre to the north of the A438 Whitecross Road and within half a mile of the inner ring road. Across the road is the headquarters and distribution base of H P Bulmer Ltd, the cider makers whilst other occupiers close by include Plumb Center (adjacent) and a Volvo garage.

Description

The property comprises a ground floor warehouse with a showroom to the front. Within the main warehouse area, a large mezzanine has been constructed to provide additional storage space. The property also benefits from a concrete paved parking and loading area to the front. The property has planning consent for A1 non food use.

The property provides the following approximate gross internal areas and dimensions:

Warehouse	924.7 sq m	(9,954 sq ft)
Showroom	299.7 sq m	(3,226 sq ft)
Total	1,224.4 sq m	(13,180 sq ft)

Tenancy

The entire property is at present let to MAGNET LIMITED by way of a lease and a recently agreed reversionary lease for a term of years expiring 28th September 2024 at a current rent of £50,000 per annum, exclusive of rates. The leases provide for rent reviews on 29th September 2014 and every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Magnet Limited is one of the UK's leading manufacturers and suppliers of joinery and kitchen products to trade and consumer markets.

No. of Branches: 177.

Website Address: www.magnet.co.uk

For the year ended 31st December 2010, Magnet Limited reported a turnover of £386,548,000, a pre-tax profit of £5,674,000 and a net worth of £32,427,000. (Source: riskdisk.com 29.02.2012)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone number to viewings@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 66 Hereford**.