

Peterhead

Howdens

Blackhouse Circle

Blackhouse Industrial Estate

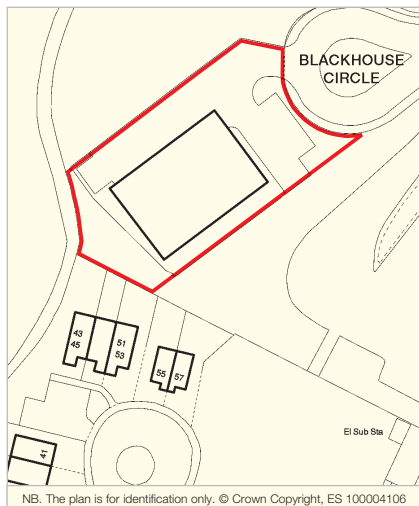
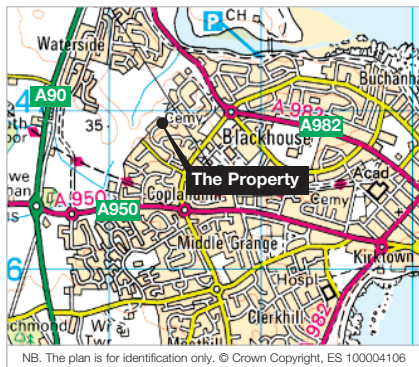
Aberdeenshire

AB42 1BN

- **Freehold Trade Counter Investment**
- Entirely let to Howden Joinery Properties Limited with Howden Joinery Ltd as guarantor
- Lease expires 2021
- Situated within an established industrial location
- Rent Review 2016
- Current Rent Reserved

£32,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Peterhead, with a population of approximately 17,000, is a major fishing port and a servicing base for North Sea Oil Installations. It is located 34 miles north of Aberdeen and about 18 miles south of Fraserburgh. The town benefits from good road links with the A950 and the A982, providing direct access to the A90 Fraserburgh to Aberdeen Road.

The property is situated within the established Blackhouse Industrial Estate on Blackhouse Circle. The estate is located just off North Road (A982) to the west of the town and a short distance from the A90. Occupiers nearby include Travis Perkins and GE Oil & Gas amongst others.

Description

This detached property is arranged on ground floor only to provide an industrial trade counter unit with parking to the front and side.

The property provides the following accommodation and dimensions:

Ground Floor (GIA)	612.6 sq m	(6,594 sq ft)
Minimum Eaves Height	6.05m	
Site Area	0.173 Hectares	(0.43 Acres)

NB. Area provided by Vendor.

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 15th October 2001 at a current rent of £32,500 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.

For the year ended 28th December 2013, Howden Joinery Properties Ltd reported a turnover of £36.25m, a pre-tax profit of £721,000 and a net worth of £1.355m. (Source: riskdisk.com 19.09.2014).

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: riskdisk.com 08.09.2014).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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