

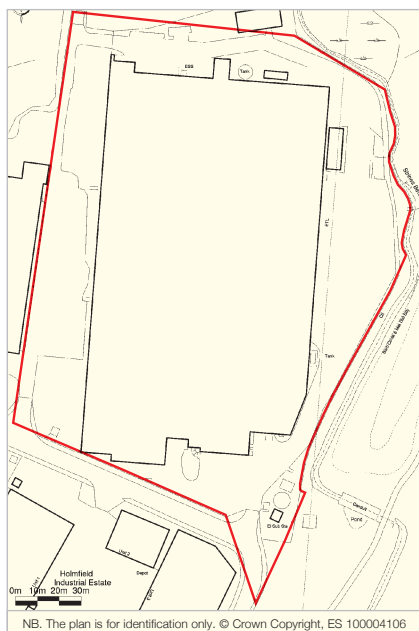
# Halifax

## Gower Furniture Headquarters Holmfield Industrial Estate Holmfield West Yorkshire HX2 9TN

- **Virtual Freehold Industrial Investment**
- Comprising 178,410 sq ft purpose built headquarters
- Entirely let to Gower Furniture Limited until 2031
- Established industrial location
- Site area of 3.12 hectares (7.70 acres)
- Rent Review 2021
- Current Gross Rent Reserved  
**£485,000 pa**

On behalf of Insolvency  
Practitioners  
**Deloitte.**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. Held for a term of 999 years from 5th March 1981 (thus having some 963 years unexpired) at a ground rent of a peppercorn.

### Location

Halifax is one of West Yorkshire's principal commercial centres, with a population in excess of 91,000. The town is located some 7.5 miles south-west of Bradford and 7 miles north-west of Huddersfield. Road communications are good, with the M62 Motorway (Junction 24) accessible to the south. Halifax Rail Station provides frequent services to Leeds and Manchester.

The property is situated on the Holmfield Industrial Estate approximately 2.5 miles to the north of Halifax town centre.

### Description

The property provides a four-bay warehouse together with a three storey office to the southern elevation and is the purpose built headquarters for Gower Furniture. The total floor area (GIA) as detailed in the lease is 16,574.8 sq m (178,410 sq ft). The property benefits from on-site parking and the total site area is 3.12 hectares (7.70 acres).

### Tenancy

The entire property is at present let to GOWER FURNITURE LIMITED for a term of 16 years from 5th March 2015 at a current rent of £485,000 per annum. The lease provides for a rent review in March

2016 and every 5 years thereafter and contains full repairing and insuring covenants. The original lease to the tenant was for a term of 34 years, with the landlord triggering a clause to implement the current lease.

The lease is guaranteed by Charco Ninety-Nine Limited.

### Tenant Information

No. of Branches: 4.

Website Address: [www.gowerfurniture.co.uk](http://www.gowerfurniture.co.uk)

For the year ended 31st December 2015, Gower Furniture Limited did not report a turnover or pre-tax profit, but reported shareholders' funds and a net worth of £6.945m. (Source: Experian 14.02.2017.)

The ultimate holding company is Nobia AB, a Swedish company branded "Europe's Leading Kitchen Specialist" and comprises approximately 20 kitchen brands in the UK including Gower and Magnet ([www.nobia.com](http://www.nobia.com)).

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 121 Band E (Copy available on 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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