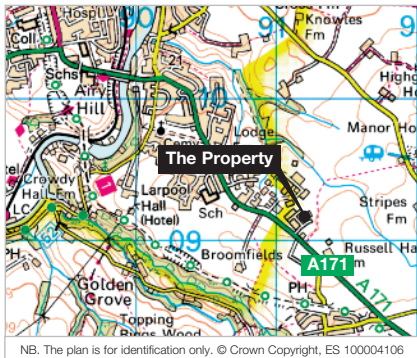


# Whitby Howdens Stainsacre Lane Industrial Estate Fairfield Way North Yorkshire YO22 4PU

- **Freehold Trade Counter Investment**
- Entirely let to Howden Joinery Properties Limited with Howden Joinery Ltd as guarantor
- Lease expires 2021
- Located within an established industrial location close to A171
- Rent Review 2016
- Current Rent Reserved

**£35,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Whitby is a popular east coast resort town with a population of over 13,000, lying on the A171, 16 miles north of Scarborough. The property is situated to the south-east of the town centre within the established Stainsacre Industrial Estate on Fairfield Way, a short distance from Stainsacre Lane (A171). Occupiers close by include Jewsons, Whitby Seafoods, MKM Building Supplies, Homebase and Sainsbury's.

## Description

The property is arranged on ground floor only to provide a warehouse, with integral trade counter, offices and staff accommodation. The property benefits from 6 metre (19' 9") eaves and 4.65 metre (15' 3") roller shutter doors. The site provides parking for approximately 9 vehicles.

The property provides the following accommodation and dimensions:  
**Ground Floor** 698 sq m (7,513 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 19th November 2001 at a current rent of £35,000 per annum.

The lease provides for rent reviews every fifth year of the term and contains effectively 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.allsop.co.uk](http://www.allsop.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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