

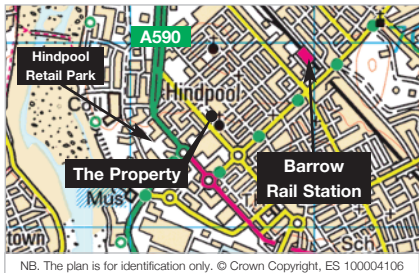
Barrow-in-Furness

**227-231 (odd) Duke Street
Cumbria
LA14 1XT**

- **Freehold Trade Counter Investment**
- Entirely let to HSS Hire Service Group Ltd with a guarantee from Berendsen plc (not in occupation)
- Includes parking for approx. 10 cars
- Located within a mixed use area close to Hindpool Retail Park and Hollywood Leisure Park
- Redevelopment potential
- No VAT applicable
- Reversion 2020
- Current Rent Reserved

£18,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Barrow-in-Furness is the administrative and commercial centre for the Furness Peninsula and Southern Lakes. It is located 7 miles south-west of Ulverston and some 70 miles south of Carlisle. Motorway communications are via the A590 to the M6 Motorway at Junction 36. This property is located in a mixed use area on the south side of Duke Street, between its junctions with Anson Street and Willie Horne Way. The Hindpool Retail Park and Hollywood Leisure Park are some 0.5 miles to the south-west of the property, where occupiers include Aldi, McDonald's, Pizza Hut, KFC and Tesco, amongst others.

Description

The property is arranged on ground floor only to provide a trade counter and ancillary warehouse accommodation extending to a GIA of 366 sq m (3,940 sq ft). Externally, there are approximately 10 parking spaces. The property benefits from an eaves height of 3.3m.

Site Area 0.07 Hectares (0.17 Acres)

Tenancy

The entire property is at present let to HSS HIRE SERVICE GROUP LTD for a term of 25 years from 24th June 1995, with a guarantee from Berendsen plc, at a current rent of £18,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenants are not currently in occupation.

Tenant Information

No. of Branches: 300+

Website Address: www.hss.com

For the year ended 31st December 2016, HSS Hire Service Group Ltd reported a turnover of £282.4m, a pre-tax loss of £17.75m, shareholders' funds of £26.462m and a net worth of £18.045m. For the year ended 31st December 2016, Berendsen plc reported a turnover of £1.11bn, a pre-tax profit of £120.3m, shareholders' funds of £541.8m and a net worth of £104.4m. (Source: Experian 17.04.2018.)

Planning

The property may be suitable for either residential or commercial redevelopment. All enquiries should be referred to Barrow-in-Furness Borough Council. Website Address: www.barrowbc.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website).