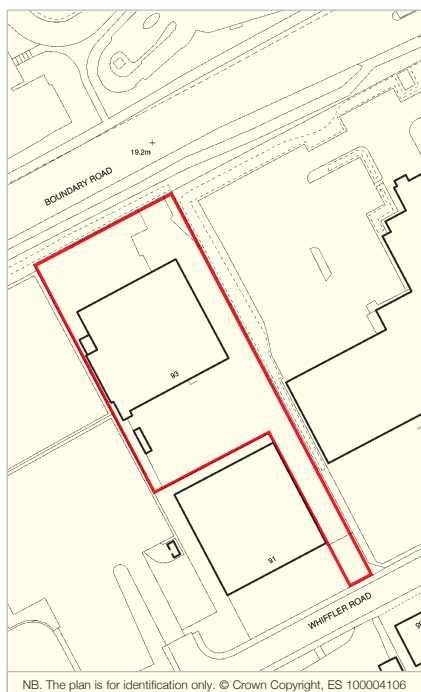


Norwich

93 Whiffler Road
Norfolk
NR3 2AW

- **Freehold Trade Counter Investment**
- Let to Howden Joinery Properties Limited with guarantee from Howden Joinery Limited
- Lease expires in 2025 (no breaks)
- Adjacent to the city centre ring road
- Site area of 0.8 acres
- Rent Review 2020
- Current Rent Reserved
£55,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Norwich, with a population of some 171,000, is a historic city and the largest of the East Anglian commercial centres. Norwich is some 45 miles north of Ipswich and 65 miles east of Peterborough. Communications to London are via the A11 and M11 Motorway and a regular rail service to Liverpool Street (approximately 1 hour and 50 minutes).

The property is situated just off the ring road (Boundary Road), close to the intersection with the A1067 in a well established industrial estate, 2.5 miles north-west of the city centre. Occupiers close by include Asda, Busseys Ford dealership and Duff Morgan Citroën car dealership, amongst others.

Description

The property provides a detached two bay warehouse presently arranged as a trade counter with ancillary offices, tenant's mezzanine and an eaves height of 5m. There is car parking in the extensive yard, the site extending to some 0.327 hectares (0.8 acres).

The property provides the following accommodation and dimensions:

Ground Floor	987.00 sq m	(10,623 sq ft)
Tenant's Mezzanine	93.50 sq m	(1,006 sq ft)
Total	1,080.50 sq m	(11,629 sq ft)

Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LIMITED, with a guarantee from Howden Joinery Limited, for a term of 10 years from 19th December 2015 at a current rent of £55,000 per annum. The lease provides for a rent review in December 2020 and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 650.

Website Address: www.howdens.com

For the year ended 30th December 2017, Howden Joinery Limited reported a turnover of £1.378bn, a pre-tax profit of £260.853m, shareholders' funds of £313.142m and a net worth of £303.208m. (Source: Experian 15.08.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 33 Band B (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

Seller's Solicitor Ms W Martin, Holmes & Hills. Tel: 01376 320456 e-mail: wm@holmes-hills.co.uk