

Nottingham

167 Castle Boulevard Nottinghamshire NG7 1FJ

- **Freehold Roadside Showroom and Warehouse Investment**
- Let to HSS Hire Service Group Limited and guaranteed by John Mowlem and Company plc (sublet)
- Located on a busy arterial road within 1 mile of the city centre
- Reversion 2017
- Current Rent Reserved
£35,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Nottingham is the principal financial and commercial centre of the East Midlands with a resident population of approximately 270,000. The city is located approximately 123 miles north of London, 25 miles north of Leicester and 16 miles east of Derby. Nottingham benefits from excellent communications with Junctions 24, 25 and 26 of the M1 Motorway located approximately 7 miles to the west. Nottingham East Midlands Airport is situated approximately 12 miles to the south-west of the city centre. There are frequent rail services to London (St Pancras) and InterCity rail connections are also available to Birmingham, Leeds and Manchester.

The property is situated on the southern side of Castle Boulevard (A6005), a main arterial route into the centre of Nottingham, approximately 1 mile to the west of the city centre.

Occupiers close by include Multiyork Master Furniture Makers (adjacent), Hammonds (opposite), And So To Bed, Zoo Interiors, Laura Ashley, National Tyres and Autocentre amongst others.

Description

The property comprises three buildings and a clock tower. It provides showroom accommodation together with a detached warehouse arranged around a secure service yard/car park.

The property provides the following accommodation and dimensions:

Front Showroom	57.55 sq m	(619 sq ft)
Clock Tower Ground Floor	16.80 sq m	(181 sq ft)
Rear Showroom	229.20 sq m	(2,407 sq ft)
Warehouse Ground Floor	112.90 sq m	(1,215 sq ft)
Warehouse Mezzanine Floor	13.70 sq m	(147 sq ft)
Total	430.15 sq m	(4,569 sq ft)

Tenancy

The entire property is at present let to HSS HIRE SERVICE GROUP LIMITED, guaranteed by John Mowlem and Company plc, for a term of 25 years from 19th August 1992 at a current rent of £35,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been sublet.

Tenant Information

No. of Branches: 250.

Website Address: www.hss.com

For the year ended 31st December 2013, HSS Hire Service Group Limited reported a turnover of £225,813,000, a pre-tax profit of £20,415,000, shareholders' funds of £61,970,000 and a net worth of £51,585,000. (Source: Experian 10.11.2014)

John Mowlem and Company plc was bought by Carillion plc in February 2006. Carillion plc for the year ended 31st December 2013, reported a turnover of £3,332,600,000, a pre-tax profit of £110,600,000, shareholders' funds of £967,200,000 and a negative net worth of £585,600,000. (Source: Experian 10.11.2014)

VAT

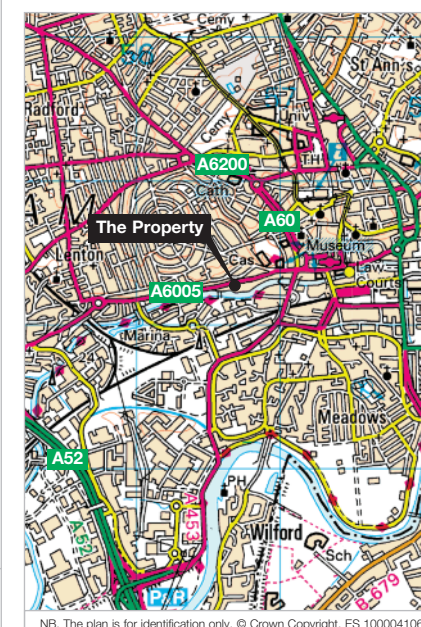
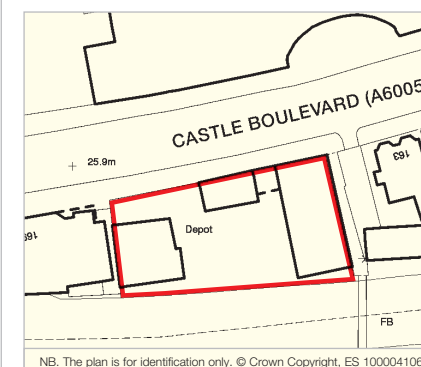
VAT is applicable to this lot.

Documents

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