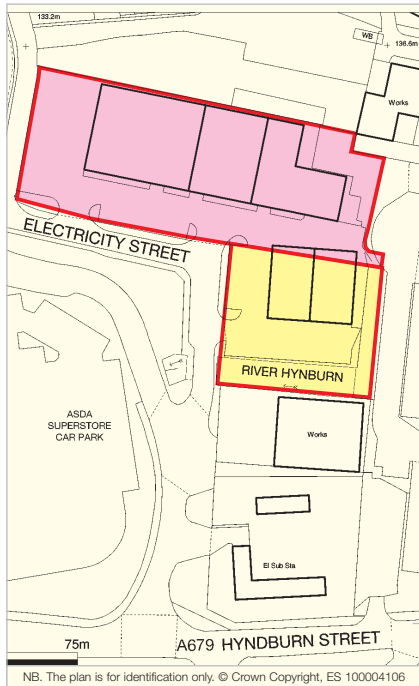
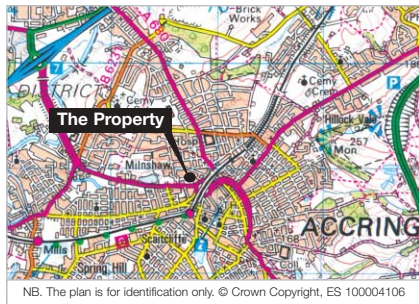


Accrington

Accrington Trade Park Lancashire BB5 1EF

- Freehold (and Part Leasehold) Trade Park Investment
- Modern purpose built estate
- Tenants include Howden and Screwfix
- Well located between the town centre and the M65
- Rent Reviews 2009 and 2013
- Total Current Rents Reserved
£115,800 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold. (Area shaded red)
Leasehold. (Area shaded yellow) held on two leases with unexpired terms in excess of 840 years at nominal rents.

Location

Accrington, with a population of 36,500, is a mid Lancashire town located approximately 14 miles east of Preston and 5 miles west of Burnley. Junctions 7 and 8 of the M65 are just to the north of the town, whilst the A56 is some 2 miles to the east.

The property is situated just to the north-west of the town centre and almost adjacent to the A679 which is the main route between Junction 7 of the M65 and the town centre. The area is a mix of industrial and retail with nearby occupiers including a large Asda Supermarket, Jewsons, McDonald's, Homebase and Sharps Bedrooms.

Description

The property comprises a purpose built industrial and trade park development providing 6 units, one of which has been sold on a long lease. The units have an eaves height of circa 6.1 metres (20') and benefit from ample car parking and servicing access. The total gross internal floor area, excluding Unit 5 which has been sold on a long lease, is 1,758.14 sq m (18,922 sq ft).

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 66 Accrington**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Howden Joinery Properties Ltd (with guarantees from Howden Joinery Ltd) (1)	Ground Floor 723.50 sq m (7,786 sq ft)	20 years from 08.10.2004 Rent review every 5th year FR & I Tenant's option to break at the end of the 15th year	£43,000 p.a.	Rent Review October 2014
Unit 2	Screwfix Direct Limited (2)	Ground Floor 477.40 sq m (5,138 sq ft)	10 years from 18.01.2008 Rent review in the 5th year FR & I	£35,000 p.a.	Rent Review January 2013
Units 3 & 4	Eurocell Building Plastics Limited	Ground Floor 372.54 sq m (4,010 sq ft)	5 years from 24.11.2010 FR & I (subject to a schedule of condition) Tenant's option to break at the end of the 3rd year. 2 months' rent penalty if break exercised	£21,700 p.a. (3)	Reversion 2015
Unit 5	James Hargreaves (Plumbing) Ltd	Ground Floor 277.80 sq m (2,991 sq ft)	800 years from 15.10.2004	£100 p.a.	Reversion 2804
Unit 6	Hecas Ltd	Ground Floor 184.70 sq m (1,988 sq ft)	9 years and 3 months from 01.06.2005 Rent review in the 5th year FR & I	£16,000 p.a.	Reversion 2014

(1) For the year ended 26th December 2009, Howden Joinery Ltd reported a turnover of £759,718m, a pre-tax profit of £82,941m and a net worth of £152,452m. (Source: riskdisk.com 06.01.2011)

(2) For the year ended 30th January 2010, Screwfix Direct Ltd reported a turnover of £471,048m, a pre-tax profit of £18,276m and a net worth of £122,014m. (Source: riskdisk.com 06.01.2011)

(3) Rent free period expiring 24th May 2011. The Vendor, by way of a reduction in the purchase price, will make an allowance to the purchaser of the sum equal to the rent which would have been received from completion in the absence of the rent free period.

Total £115,800 p.a.

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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