



**Tenure**  
Freehold.

#### Location

Dumfries, with a population of 32,500, is located some 60 miles south-east of Glasgow and 29 miles north of Carlisle. The property is situated on the St Mary's Industrial Estate which lies approximately 0.3 miles north of the town centre adjacent to Dumfries Railway Station. The estate is easily accessed via the A709 (St Mary's Street) and the A75 which is the main road towards the M6. Occupiers close by include Screwfix, Johnston & Clark Engineering, Euro Car Rental, Dulux Paints and Plumb Center amongst others.

#### Description

The property is arranged on the ground floor only to provide an industrial unit with integral office, reception and staff accommodation. The property benefits from a service yard and parking to the front.

The property provides the following accommodation and dimensions:  
**Ground Floor** **1,118 sq m (12,040 sq ft)**

#### Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LTD (guaranteed by Howden Joinery Ltd) for a term of 20 years from 30th June 1999, expiring 29th June 2019, at a current rent of £58,505 per annum.

The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a Schedule of Condition of part.

#### Tenant Information

No. of Branches: 580+.

Website Address: [www.howdens.com](http://www.howdens.com)

For the year ended 28th December 2013, Howden Joinery Properties Ltd reported a turnover of £36.241m, a pre-tax profit of £721,000, shareholders' funds of £1.35m and a net worth of £1.35m. (Source: Experian 16.12.2014.)

For the year ended 28th December 2013, Howden Joinery Ltd reported a turnover of £943.8m, a pre-tax profit of £148.5m, shareholders' funds of £408.5m and a net worth of £408.5m. (Source: Experian 16.12.2014)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

EPC Rating 38 Band C (Copy available on website).

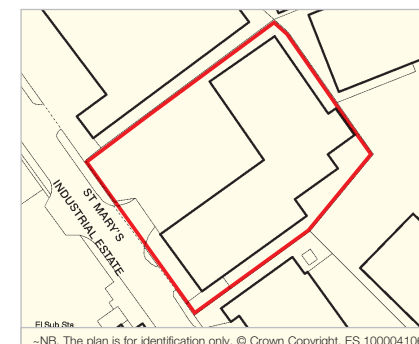
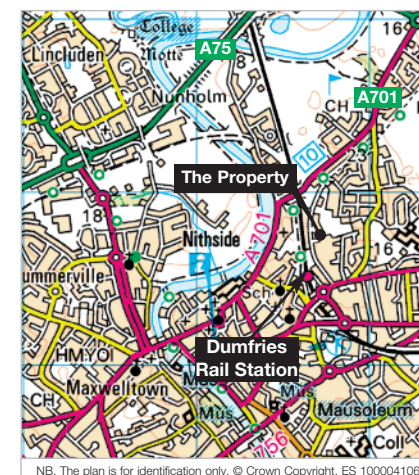
## Dumfries

### Howdens Joinery St Mary's Industrial Estate Dumfries and Galloway DG1 1NA

- Freehold Trade Counter Investment
- Let to Howden Joinery Properties Ltd until 2019
- Lease guaranteed by Howden Joinery Ltd
- Located within an established industrial area close to the A75
- Outstanding Rent Review 2014
- Reversion 2019
- Current Rent Reserved

**£58,505 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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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