

# Lytham St Annes Howdens Scafell Road Queensway Industrial Estate Lancashire FY8 3HE

- **Freehold Trade Counter Investment**
- Entirely let to Howden Joinery Properties Limited with Howden Joinery Ltd as guarantor
- Lease expires 2021
- Located close to Blackpool Airport
- Situated within an established industrial location
- Rent Review 2016
- Current Rent Reserved

**£48,750 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Lytham St Annes is a popular and prosperous Lancashire resort town with a population of some 41,000. The town is well known for the Royal Lytham St Annes Golf Course, which is a regular venue for the Open Championship.

The property is situated within the established Queensway Industrial Estate on Scafell Road, very close to Blackpool Airport. Occupiers close by include North West Roofing Supplies (adjacent), E-LAB Shopping, Light U Limited, Beck Motors and Performance Springs amongst others.

## Description

The property is arranged on ground floor only to provide an industrial unit with integral office accommodation. Externally the property benefits from a service yard with car parking to the front for 6 cars.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>1,485.60 sq m</b>	<b>(15,991 sq ft)</b>
<b>Eaves Height</b>	<b>6.58 m</b>	<b>(21' 6")</b>

## Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LIMITED with Howden Joinery Ltd as guarantor for a term of 20 years from 11th June 2001 at a current rent of £48,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

Howdens Joinery is one of the UK's leading manufacturers and suppliers of kitchens and joinery products. They currently trade from over 570 depots throughout the UK.

For the year ended 28th December 2013, Howden Joinery Properties Ltd reported a turnover of £36.25m, a pre-tax profit of £721,000 and a net worth of £1.355m.

(Source: riskdisk.com 19.09.2014).

For the year ended 28th December 2013, Howden Joinery Ltd reported a turnover of £943.8m, a pre-tax profit of £148.5m and a net worth of £408.5m. (Source: riskdisk.com 08.09.2014).

## VAT

VAT is applicable to this lot.

## Documents

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