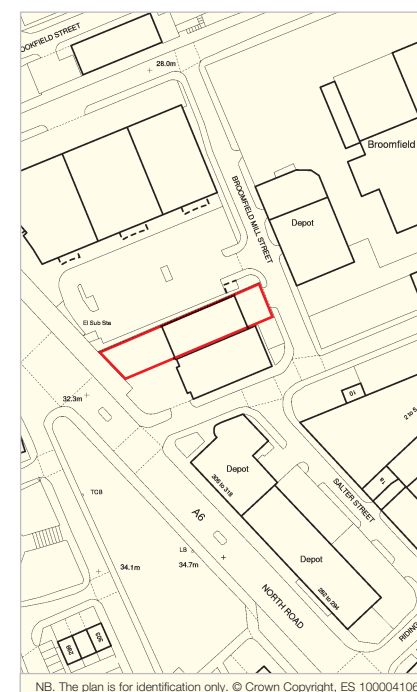


Preston 324 North Road Lancashire PR1 1RU

- **Modern Freehold Retail Investment**
- Let to Steinhoff UK Group Properties Ltd (t/a Bensons for Beds)
- Modern 277.8 sq m (2,990 sq ft) retail warehouse fronting the A6
- Adjacent to American Golf and Kwik-Fit
- Reversion 2015
- Current Rent Reserved
£42,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Preston, with an urban population of 250,000, is the county town of Lancashire and the third largest in the north-west of England, located 27 miles north-west of Manchester. The city benefits from excellent transport facilities being in close proximity to the M6 (Junction 31), M55 (Junction 1) and M61 motorways.

The property is situated on the north-east side of North Road (A6) at its junction with Frank Street less than 1 mile north of the city centre. Occupiers close by include American Golf (adjacent), Kwik-Fit, Evans Cycles, Plumb Center, Bathstore, B&Q and Wickes.

Description

The property is arranged on ground floor only to provide a single storey retail warehouse which was built in 2008 and which benefits from on site parking for 5 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	11.69 m	(38' 4")
Net Frontage	9.14 m	(29' 11")
Shop Depth	22.97 m	(75' 4")
Built Depth	25.22 m	(82' 9")
Ground Floor	277.8 sq m	(2,990 sq ft)

Tenancy

The entire property is at present let to STEINHOFF UK GROUP PROPERTIES LTD (t/a Bensons for Beds) for a term of 2 years from 21st November 2013 at a current rent of £42,500 per annum. The lease contains full repairing and insuring covenants by way of service charge and is subject to a schedule of condition. The tenants have an option to break on the 13th March 2015 which they have operated.

Tenant Information

No. of Branches: 270.

Website Address: www.bensonsforbeds.com

For the year ended 29th June 2013, Steinhoff UK Group Properties Ltd reported a turnover of £71.211m, a pre-tax profit of £4.658m, shareholders' funds and a net worth of £13.247m.

(Source: riskdisk.com 09.09.2014)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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

Seller's Solicitor Ms R Baker, Gateley LLP. Tel: 0161 836 7771 e-mail: rbaker@gateleyuk.com

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