

lot 43

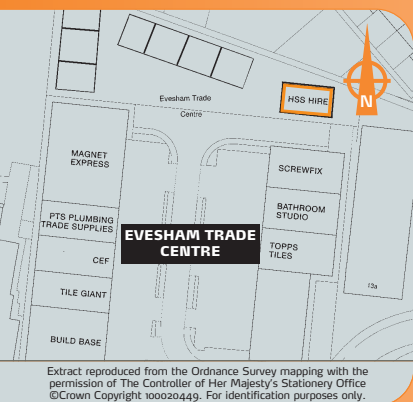
Unit 8, Ratio Point, Davies Road, Four Pools Industrial Estate
Evesham, Worcestershire WR11 1DP

Rent
£18,408
per annum
exclusive
(Subject to
Note 3)

Modern Freehold Industrial Investment

- Entirely let to HSS Hire Service Group Limited on a new 10 year lease until 2025 (subject to option)
- Prominent position within established Four Pools Industrial Estate

- Situated next to Evesham Trade Centre which houses Screwfix, TileGiant, Buildbase and Topps Tiles
- Benefits from 4 car parking spaces



Location

Miles: 16 miles north of Cheltenham
20 miles south-east of Worcester
34 miles west of Banbury
46 north-west of Oxford
Roads: A4184, A46, A44, M5 (Junction 4)
Rail: Evesham Railway Station
Air: Birmingham International Airport

Situation

The property is situated in Ratio Point which forms part of the larger Four Pools Industrial Estate. Four Pools is Evesham's prime trade/retail area occupied by a wide range of businesses and anchored by Morrisons, Halfords, Currys and B & Q. The property lies adjacent to the Evesham Trade Centre which provides retailers such as Screwfix, Tile Giant, Buildbase, Magnet Express and Topps Tiles.

Description

The property comprises a steel portal frame industrial unit with mezzanine level. The property benefits from rights to four demised car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Industrial	107.00 sq m (1,150 sq ft)	HSS HIRE SERVICE GROUP LIMITED (1)	10 years from 15/05/2015 until 14/05/2025 on a full repairing and insuring lease (2)	£18,408 (3)	15/05/2020
Mezzanine	Industrial	36.00 sq m (384 sq ft)				
Totals		143.00 sq m (1,534 sq ft)			£18,408 (3)	

- (1) For the year ending 31st December 2013, HSS Hire Service Group Limited reported a turnover of £225,813,000, pre-tax profits of £20,415,000 and a total net worth of £51,585,000. (Source: www.riskdisk.com 05/06/2015)
- (2) The lease provides an option to determine on the fifth anniversary of the term.
- (3) The tenant is currently benefitting from a rent free period due to expire on 14/11/2015. The seller has agreed to adjust the completion monies so that the unit will effectively produce £18,408 p.a.x. from completion of the sale.

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