

# Land to the North of Boundary Road, Harfreys Industrial Estate Great Yarmouth, Norfolk NR31 0LX

lot 53

## Freehold Ground Rent Investment

- Entirely let to Aggreko (UK) Limited
- Located within the modern and established Harfreys Industrial Estate
- Nearby occupiers include Howdens, Travis Perkins, Speedy Tyres, Plumb Center and Biffa
- Future Development Potential (subject to consents)
- Approximate site area of 0.187 hectares (0.463 acres)
- Six Week Completion Available

Rent  
**£9,750**  
per annum  
exclusive



On the instructions of  
Joint LPA Receivers



### Location

Miles: 7 miles north of Darlington  
13 miles south of Durham  
Roads: A1 (J59), A167  
Rail: Newton Aycliffe (3 hours to London King's Cross, 60 mins to Newcastle)  
Air: Durham (9 miles), Newcastle (30 miles)

### Situation

The property is situated on the northern side of Boundary Road, close to its junction with Bessemer Way, within the established Harfreys Industrial Estate. Nearby occupiers include Howdens, Travis Perkins, Speedy Tyres, Plumb Center and Biffa.

### Description

The property comprises a site of approximately 0.187 hectares (0.463 acres) currently being used for open storage. The tenant also occupies a warehouse adjoining the site which is not included in the sale.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars, including VAT, has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



## Tenancy and accommodation

Site	Use	Areas (Approx)		Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Open Storage	0.187 Hectares	0.463 Acres	<b>AGGREKO (UK) LIMITED (1)</b>	15 years from 24/06/2003 on a full repairing and insuring lease (2)	£9,750	22/08/2013 (23/06/2018)
<b>Totals</b>		<b>0.187 Hectares</b>	<b>0.463 Acres</b>			<b>£9,750</b>	

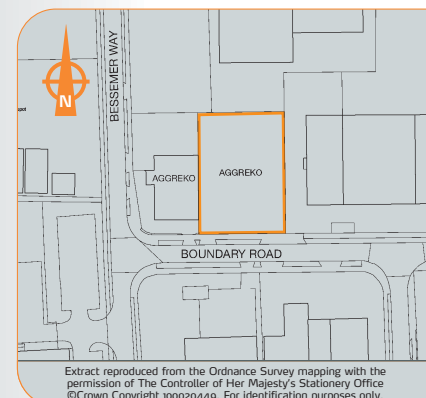
(1) For the year ending 31st December 2011, Aggreko UK Limited reported a turnover of £363,303,258, pre-tax profits of £30,883,523 and a total net worth of £74,957,973. (Source: www.riskdisk.com 30/10/2012)  
(2) The lease is subject to a schedule of condition.

### For further details please contact:

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