

BSS Unit, Roundtree Way Norwich, Norfolk NR7 8SQ

lot 20

Freehold Trade Counter Investment

- Let to The BSS Group Limited until 2023 (No Breaks) part of Travis Perkins Plc
- Approximate site area of 0.25 hectares (0.62 acres)
- Nearby occupiers include HSS, Royal Mail, Homebase and Plumb Centre
- Six Week Completion

Rent
£61,750
per annum
exclusive



On behalf of a
Major Pension Fund

Location

Miles: 2 miles north-east of Norwich City Centre
44 miles north of Ipswich
63 miles north-east of Cambridge

Roads: A1042, A140, A47, A11

Rail: Norwich Railway Station (Approximately 1 hour 50 mins to London Liverpool Street)

Air: Norwich International Airport

Situation

The property is situated on the south side of Roundtree Way on an established industrial estate 2 miles to the north-east of Norwich City Centre. Nearby occupiers include HSS, Royal Mail, Homebase and Plumb Centre.

Description

The property comprises warehouse and office accommodation on the ground floor with office and ancillary accommodation on the first floor. The property benefits from a substantial secure forecourt and rear yard. The warehouse benefits from approximate eaves height of 5 metres (16 ft), 3 vehicle access doors. An approximate site area of 0.25 hectares (0.62 acres) with a site coverage of 53%.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Office	1,207.23 sq m (12,995 sq ft)	THE BSS GROUP LIMITED on assignment from PTS Group Limited (1)	50 years from 10/05/1973 until 2023 on a full repairing and insuring lease	£61,750	10/05/2015
First	Office/Ancillary	117.98 sq m (1,270 sq ft)				
Totals		1,325.21 sq m (14,265 sq ft)			£61,750	

(1) The BSS Group Limited and PTS Group Limited are both ultimately owned by Travis Perkins Plc. For the year ending 31st December 2012 The BSS Group Limited reported a pre-tax profit of £300,000 and shareholders' funds of £97,200,000 (Source: The BSS Group Limited profit and loss account) for the year ending 31st December 2011, PTS Group Limited reported a turnover of £1,428,200,000, pre-tax profits of £51,700,000 and a total net worth of £81,000,000. (Source: www.riskdisk.com 28/08/2013)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

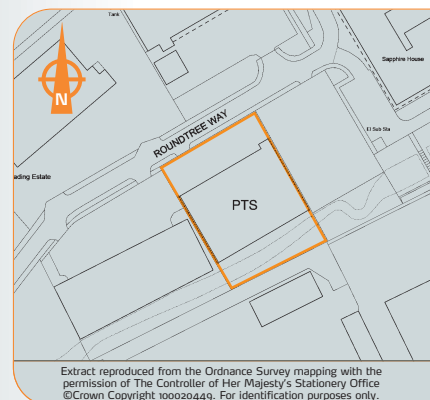
Associate Auctioneers:

Colliers Capital
50 George Street, London W1U 7GA.
Tel: +44 (0)207 487 1784.
Email: adrian.payne@collierscapital.co.uk
Ref: Adrian Payne.



Solicitors:

Edwin Coe LLP
2 Stone Buildings, Lincoln's Inn, London WC2A 3TH.
Tel: +44 (0)20 7691 4130.
Email: philip.bournnell@edwincoe.com
Ref: Philip Bournnell.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.