

lot 59

## 2 Fartown Green Road Huddersfield, West Yorkshire HD2 1AA

Rent  
**£22,027**  
per annum  
exclusive

### Prominent Trade Counter Investment

- Entirely let to Speedy Hire Centres (Northern) Limited until 2023 (subject to option)
- Guarantee from Speedy Hire Plc

- RPI linked Rent Review in 2018
- Approximately 507.04 sq m (5,458 sq ft)
- Prominent corner location close to Huddersfield town centre



### Location

Miles: 18 miles south-west of Leeds  
27 miles north-west of Sheffield  
Roads: A62, A640, A641, M62 (Junction 24)  
Rail: Huddersfield Railway Station  
Air: Leeds/Bradford Airport

### Situation

The property is situated in a highly prominent corner position on the southern side of Fartown Green Road at its junction with Bradford Road (A461), approximately one mile north of Huddersfield town centre. The property benefits from good transport links, with access to the M62 (Junction 24) being less than three miles away. Nearby occupiers include Barclays Bank, Asda Superstore, Huddersfield SEAT Car Showroom, Matalan and Aldi.

### Description

The property comprises a ground floor trade counter unit with office/ancillary accommodation at first floor. The property, which is used as the tenant's regional depot, benefits from a loading door at the front as well as car parking and a site area of about 0.22 acres.

### Tenure

Virtual Freehold. Held on two leases for terms of 999 years from 25th March 1927 at approximately £16 per annum and 940 years from 25th March 1986 at 50p per annum.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Trade Counter	416.74 sq m (4,486 sq ft)	<b>SPEEDY HIRE CENTRES (NORTHERN) LIMITED (with a Guarantee from Speedy Hire Plc) (1)</b>	15 years from 16/01/2008 (2) on a full repairing and insuring lease	£22,027	16/01/2018 (3)
First	Office/Ancillary	90.30 sq m (972 sq ft)				
<b>Totals</b>		<b>507.04 sq m (5,458 sq ft)</b>			<b>£22,027</b>	

- (1) Speedy Hire are the UK's leading tools, equipment and plant hire services company, trading from in excess of 220 locations with 3,800 employees. For the year ending 31st March 2015, Speedy Hire Plc reported a turnover of £386,000,000, pre-tax profits of £2,100,000 and a total net worth of £185,400,000 (Source: Experian Group 08/02/2016).
- (2) The lease provides for a tenant option to terminate on 16th January 2020.
- (3) The rent review in 2018 is linked to RPI.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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### Seller's Solicitors:

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