

**IN SAME OWNERSHIP FOR OVER 20 YEARS
6 WEEK COMPLETION**



SITUATION

Located directly off Bedford Road next to the **Northampton General Hospital** and amongst a variety of commercial occupiers including **BMW, Vauxhall, KIA, Volvo, Ford, Securicor** and **DVLA Local Offices**.

The property lies approximately 1 mile south-east of Northampton town centre with excellent road links via the A508, A428 and A45 to the M1 (Junctions 15/15a).

PROPERTY

A substantial 1970's detached **Lofty Warehouse with front 2 Storey Trade Counter and Offices**. There is gas central heating to the offices and warm air heating to the warehouse and the property benefits from a roller shutter door for loading and car parking to the front for approximately 14 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Trade Counter/Reception

Area Approx 680 sq ft plus 2 WCs

Warehouse

(Eaves Height Approx 18'6")

Area Approx 11,700 sq ft plus Kitchen & WC

Mezzanine Storage

Area Approx 1,915 sq ft

First Floor Office

Area Approx 1,205 sq ft

Total 15,500 sq ft



Interior of Warehouse

£65,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

6 WEEK COMPLETION



View of Triangular Shaped Land – See Note 2

TENANCY

The entire property is let on a full repairing and insuring lease to **The BSS Group Ltd (T/O for Y/E 31/03/10 £1.35bn, Pre-Tax Profit £44.2m and Net Worth £255.9m)** (See Tenant Profile and Note 1) for a term of 10 years from 25th March 2011 at a current rent of **£65,000 per annum** exclusive.

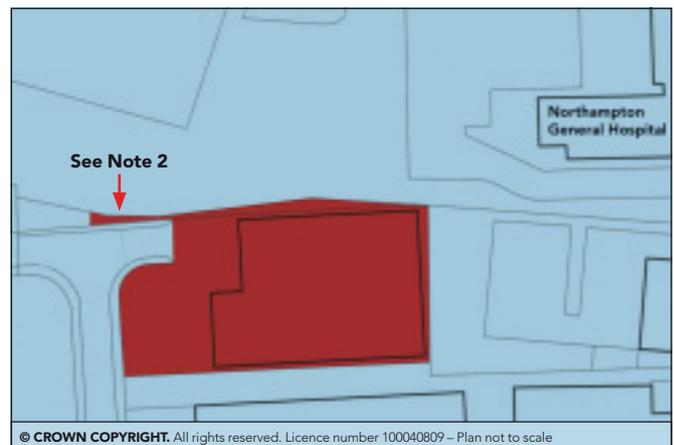
Rent Review 2016

Tenant's Break 2017

TENANT PROFILE

BSS Group Ltd specialise in the marketing and distribution of heating, plumbing, process, pipeline and mechanical services equipment via approximately 364 BSS, Warrens, Boss and PTS brands (source: www.bssgroup.com). **Ultimate holding company - Travis Perkins Plc (£624m take over completed December 2010).**

Note 1: The tenant has been in occupation since 1984 and we understand this individual branch has an annual turnover in excess of £4m.



Note 2: There is an additional triangular shaped piece of freehold land which is not included in the lease to The BSS Group Ltd, but will be conveyed to the purchaser. This could possibly become a ransom strip if ever the Northampton General Hospital wished to create an additional access to their own car park.

VENDOR'S SOLICITORS

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