



vetPartners
UK

TRADE COUNTER / CAR PARKING INVESTMENT OPPORTUNITY

KETTLESTRING LANE, CLIFTON MOOR, YORK, YO30 4XF



Boundaries for indicative purposes only.



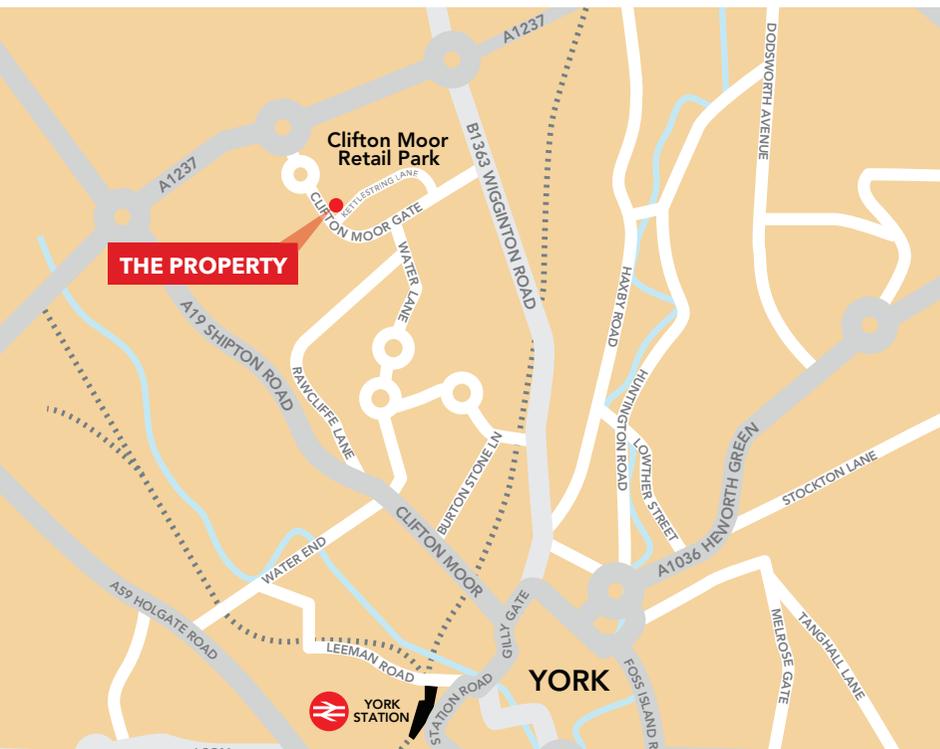
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LOCATION

The subject properties are prominently located on a corner plot at the junction of Clifton Moor Gate and the western end of Kettlestring Lane, Clifton Moor, York. Clifton Moor is considered the premier out of town business location in York, adjacent to the Clifton Moor Retail Park. It is situated approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.

Clifton Moor is well served by a range of amenities, and nearby trade occupiers include Travis Perkins, Wickes, Eurocell, Jewsons, MKM Brandon Hire and Tool Station. Office occupiers in close proximity include VetPartners, Diocese of York HQ, Distinctive Systems, Harrowells solicitors, and Tees Esk & Wear Valley NHS Trust.



CONNECTIVITY



NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



BUS STOPS ON-SITE

30 mins to York City Centre



APPROXIMATE DRIVE TIMES

All within 1 hour:

Location	Minutes
A19	5 mins
A59	10 mins
A64	10 mins
York Train Station	15 mins
A1 / M1	20 mins
M62 (Junction 29)	35 mins
Leeds	40 mins
Hull	60 mins

POPULATION



Affluent catchment

with estimated population of York currently

209,900



Current estimated population for North Yorkshire

630,000



Current estimated population for the whole of Yorkshire

5.4 million

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DESCRIPTION

The subject property comprises a detached warehouse/trade counter unit, and the adjacent area of land laid to tarmac which provides 26 marked car parking spaces.

The warehouse/trade counter benefits from the following specification:



Steel portal frame construction with eaves height ranging from 3.5m to 4.0m



Internal trade counter, offices and WCs



2 roller shutter doors and separate personnel door/customer entrance



3 phase electrical supply



External parking and yard area



ACCOMMODATION

The warehouse/trade counter unit provides the following approximate Gross Internal Floor area:

Description	Size (Sq M)	Size (Sq Ft)
Warehouse/Trade Counter	994.33	10,703
Showroom, offices & WCs	148.74	1,601
TOTAL	1,143.07	12,304

The adjacent car parking area is currently configured to provide 26 parking spaces.

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TENANCIES

The properties are let as follows:

Industrial/Warehouse Unit (Property A)

Originally let on a 15 year full repairing and insuring lease to Howden Joinery Properties Limited expiring 7th December 2025, subsequently renewed for a term expiring 7th December 2035. The renewal lease specifies a rent of £120,000 pax (£9.63 per sq ft) and is guaranteed by Howden Joinery Limited (the guarantor). There is a 5 yearly rent review provision to open market or the passing rental, whichever is the higher.

There is a tenant option to determine the lease at the end of the fifth year of the term (8th December 2030), subject to 6 months' written notice.

Car Park Land (Property B)

Let on a 15 year straight full repairing and insuring lease to VetPartners Limited at a current passing rent of £22,290 pax for use as car parking expiring 8th February 2034, by way of a lease dated 15th February 2019. There is a 5 yearly rent review provision to open market or RPI, whichever is the higher.

There is a tenant option to determine the lease at the end of the tenth year of the term (15th February 2029), subject to 6 months' written notice.

The land provides an extension to the existing car park at the adjacent Spitfire House, which is VetPartners head office.

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COVENANT INFORMATION



Howden Joinery Properties Limited is a subsidiary of the Howden Joinery Group Plc, which operates the UK's leading trade-only kitchen and joinery supplier, Howdens. Founded in 1995, it specializes in providing high-quality fitted kitchens, appliances, and cabinetry to trade professionals through a network of over 900 local depots.

Howden Joinery Properties Limited has a Creditsafe rating of **82 (very low risk)** and the guarantor, Howden Joinery Limited has a Creditsafe rating of 100 (very low risk).

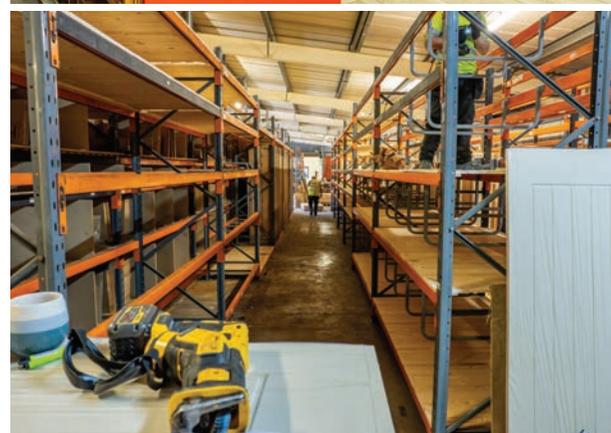


VetPartners Limited is a major veterinary group founded in 2015, providing veterinary services for small animals, farm animals, and equines. Based in York, they operate over 550 sites across the UK and have expanded into Europe (Italy, France, Spain, and Germany), with a focus on high-quality care and support for their veterinary staff.

VetPartners Limited has a Creditsafe rating of **79 (very low risk)**.

Company	Sales/Turnover	Pre-Tax Profit (loss)
Howden Joinery Properties Limited	£84,951,000 (December 2024)	£1,221,000 (December 2024)
Howden Joinery Limited	£2,271,297,000 (December 2024)	£343,912,000 (December 2024)
VetPartners Limited*	£31,280,237 (June 2024)	(£146,945,560) (June 2024)

*As of June 2024 VetPartners Limited had net assets of £151,800,068.



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PROPOSAL

The two properties are under separate ownership and titles, but the parties are connected.

We have been instructed to sell the properties to a single party by way of 2 separate transactions and invite total offers in excess of **£1,935,000** which represents a combined **Net Initial Yield of 6.92%** after purchasers costs, exclusive of VAT.

Interested parties are required to clarify in their bid the individual price for both properties, which makes up their total offer. Offers are invited as follows:

Property A Industrial/Warehouse Unit - offers over **£1,650,000** which represents a **NIY of 6.85%** allowing for the usual purchaser costs.

Property B Car Parking Land - offers over **£285,000** which represents a **NIY of 7.58%** allowing for the usual purchaser costs.

VAT

Property A (Industrial/warehouse unit) has been elected for VAT, therefore VAT will be payable on the purchase price. It is anticipated that the sale of this property can be treated as a Transfer of a Going Concern (TOGC).

Property B (Car Park land) - this is not opted to tax and therefore VAT will not apply to the sale.

EPC

Property A (Industrial/warehouse unit) has an EPC rating of C and a copy of the certificate is available on request.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Richard Flanagan MRICS

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Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at March 2026. Designed and produced by www.thedesigntexchange.co.uk Tel: 01943 604500.