

# Lot 26, 51-59 Kirkgate & 7-17 Queensgate, Bradford, West Yorkshire BD1 1PZ

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



High Yielding Freehold Retail and Leisure Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### High Yielding Freehold Retail and Leisure Investment

- Freehold comprising three shops and a live music venue
- Tenants include Savers Health & Beauty Limited and RSPCA
- All shops let from or after February 2020 at re-based rents
- Opposite Kirkgate Shopping Centre with nearby retailers including Primark, McDonald's, Sports Direct and Poundland.
- Approx. 24,439 sq ft

#### Lot

26

#### Auction

3rd November 2022

#### Rent

£74,250 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of Trustees

### Location

#### Miles

9 miles west of Leeds, 30 miles north east of Manchester

#### Roads

A6177, A650, M606, M62

#### Rail

Bradford Interchange Railway Station, Bradford Forster Square Railway Station

#### Air

Leeds/Bradford Airport

### Situation

The property is situated in a prominent location towards the Western end of Kirkgate, between Queensgate & Albion Court. Kirkgate Shopping Centre is located opposite with nearby retailers including Primark, McDonald's, Sports Direct and Poundland.

### Tenure

Freehold.

### Description

The property comprises three separate shops arranged on the ground & first floors fronting Kirkgate and a live music venue arranged on the ground and lower ground floors fronting Queensgate.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 week completion.

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
51-53 Kirkgate	Ground First	Retail/Ancillary Ancillary	382.30 237.74	(4,115) (2,559)	RSPCA (1)	10 years from 22/02/2022 (2)	£10,000	22/02/2027
57 Kirkgate	Ground First	Retail/Ancillary Ancillary	358.51 266.07	(3,859) (2,864)	SAVERS HEALTH & BEAUTY LIMITED (3)	10 years from 10/02/2020 (4)	£35,000 (5)	10/02/2025
59 Kirkgate	Ground First	Retail/Ancillary Ancillary	74.60 79.53	(803) (856)	E CIGARETTE OUTLET (UK) LIMITED (t/a EcigaretteOutlet)	4 years from 26/08/2020	£9,250	-
7-17 Queensgate	Ground Lower Ground	Leisure Leisure	527.32 344.39	(5,676) (3,707)	NIGHTRAIN ENTERTAINMENT LIMITED (t/a Nightrain)	10 years from 14/12/2018 (6)	£20,000	14/12/2023
<b>Total</b>			<b>2,270.46</b>	<b>(24,439)</b>			<b>£74,250 (5)</b>	

(1) RSPCA are the world's oldest and largest animal welfare charity, with the primary focus of rescuing, rehabilitating and rehoming or releasing animals across England and Wales ([www.rspca.org.uk](http://www.rspca.org.uk))

(2) The lease is subject to a tenant only option to break on 22/02/2025.

(3) Savers are one of the largest health & beauty retailers in the world with over 500 stores throughout England, Scotland, Wales and Northern Ireland ([www.savers.co.uk](http://www.savers.co.uk))

(4) The lease is subject to a tenant only option to break on 09/02/2025

(5) The current rent reserved under the terms of lease is £15,000 per annum exclusive. The lease provides for the rent to increase to £32,500 pax on 10/02/2023, rising further to £35,000 pax on 10/02/2025. The seller will pay the buyer the difference between the current rent received and £35,000 per annum exclusive from completion of the sale until 10/02/2025.

(6) The lease is subject to a tenant option to break on 14/12/2023



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## Contacts

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September 2020