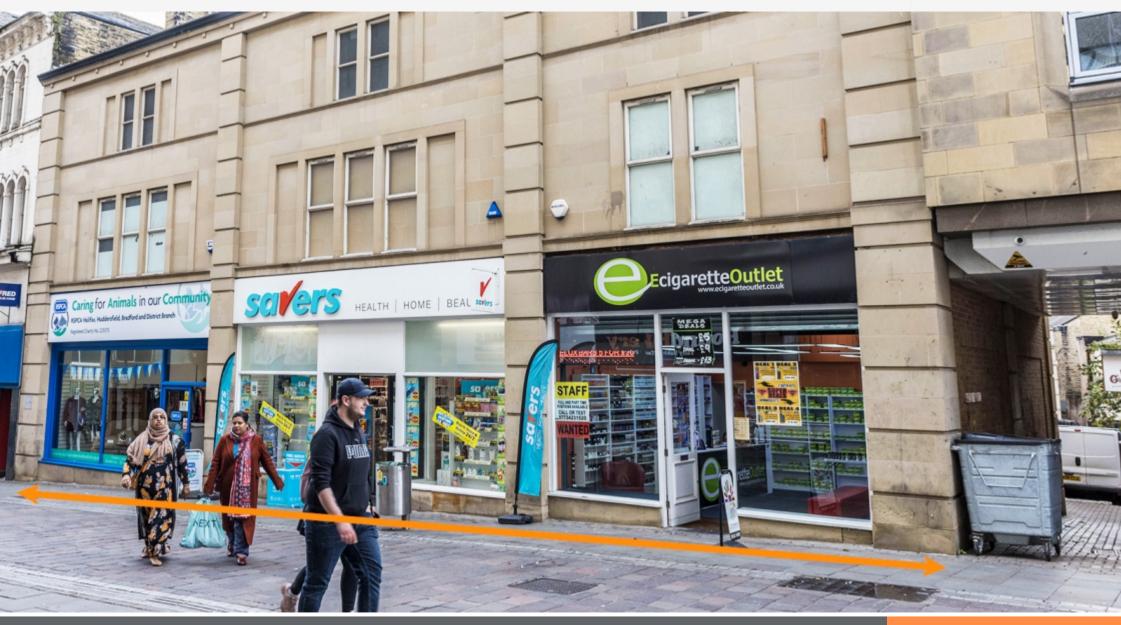
# **West Yorkshire BD1 1PZ**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)





High Yielding Freehold Retail and Leisure Investment

www.acuitus.co.uk

### **West Yorkshire BD1 1PZ**

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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.

**Status** 

Available

**Auction Venue** 

Live Streamed Auction

• Approx. 24,439 sq ft

Lot	Auctio
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26 3rd November 2022

#### Rent

£74,250 per Annum Exclusive

### Sector

High Street Retail

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.

#### DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

## **West Yorkshire BD1 1PZ**





### **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
Total			2,270.46	(24,439)			£74,250 (5)	

<sup>(1)</sup> 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)

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

<sup>(3)</sup> 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)

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

<sup>(5)</sup> 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.

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

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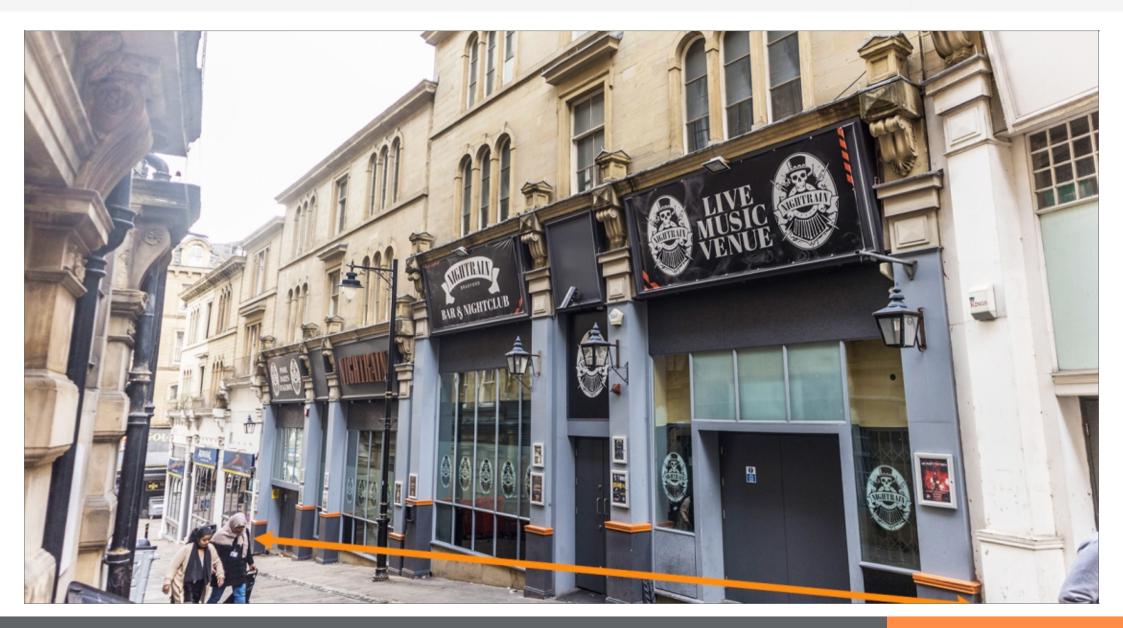
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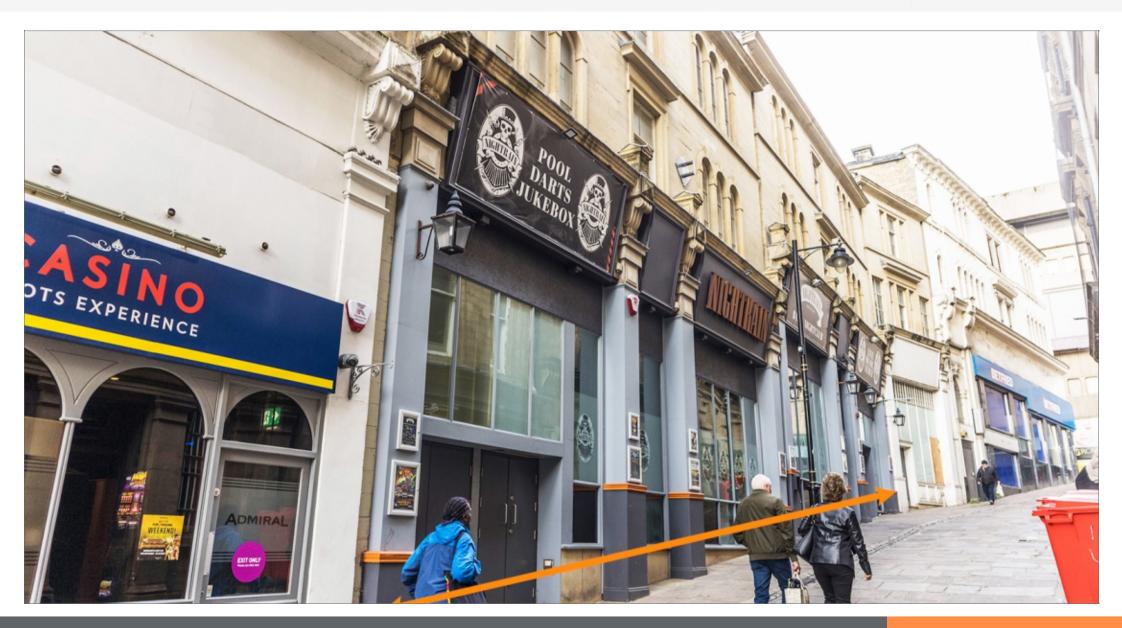
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### **Contacts**

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#### Seller's Solicitors

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James Thomson +44 (0)20 7843 9196 james.t@pearl-coutts.co.uk

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High Yielding Freehold Retail and Leisure Investment

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