

**Lot 19, Wellington Arcade, Commercial Street, Briggate and Market Street, Brighouse,
West Yorkshire HD6 1AF**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail Precinct and Offices

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Property Information

Substantial Freehold Retail Precinct and Offices

- Comprises 9 Shops, an Office Building and Car Parking
- Occupiers Include Specsavers Optical Superstores Limited, Boots The Chemists Limited and Costa Limited
- Potential for Residential Conversion of Office Block (subject to consents)
- Approximately 2,462.96 sq m (26,514 sq ft)
- Active Management Potential
- Neighbouring Occupiers include Superdrug, JD Wetherspoon, Poundland and a Mix of Local Retailers

Lot

19

Auction

21st September 2023

Rent

£195,908 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

16 miles south-west of Leeds, 23 miles north-east of Manchester, 4 miles south-east of Halifax, 3 miles north of Huddersfield

Roads

16 miles south-west of Leeds

Rail

Briggate Station

Air

Leeds Bradford International Airport, Manchester Airport

Situation

Briggate is an historic and popular market town located in the heart of West Yorkshire. The property is situated in a prominent position in the town centre on Commercial Street at its junction with Briggate. Neighbouring occupiers include Superdrug, JD Wetherspoon, Poundland and an eclectic mix of local retailers.

Tenure

Freehold.

EPC

See Legal pack

Description

The property comprises a substantial Town Centre shopping precinct comprising a retail parade of 9 shops with retail accommodation on the ground and ancillary accommodation on the first floor and an office building with ground, first & second floor accommodation. The property also benefits from a service desk providing loading and car parking.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
53 Commercial Street	Ground First	Retail Ancillary	97.79 71.51	(1,053) (770)	THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (cn: 225575) (t/a RSPCA) (2)	9 years from 22/11/2012 (2)	£20,000	22/01/2027 (21/01/2031)
55/57 Commercial Street	Ground First	Retail Ancillary	182.47 107.37	(1,964) (1,156)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (cn: 01721624) (3)	10 years from 15/01/2016	£30,000	15/01/2021 (14/04/2026)
59/61 Commercial Street	Ground First	Retail Ancillary	310.29 173.53	(3,340) (1,868)	BOOTS UK LIMITED (cn: 00928555) (4)	10 years from 17/10/2014	£36,683.50	17/10/2019 (16/10/2024)
63 Commercial Street	Ground First	Retail Ancillary	40.11 23.40	(432) (252)	CASHBROKERS (RETAIL) LIMITED formerly MONEYPENNYS TEAM LIMITED (cn: 07769156) (5)	10 years from 23/06/2022	£12,425 (5)	24/12/2027 (22/06/2032)
65/67 Commercial Street & Unit 2 Wellington Arcade	Ground First	Retail Ancillary	203.55 185.60	(2,191) (1,998)	COSTA LIMITED (cn: 01270695) (6)	10 years from 29/01/2020	£40,000	29/01/2025 (28/01/2030)
Unit 1 Wellington Arcade	Ground	Retail	114.70	(1,235)	ST VINCENT DE PAUL SOCIETY (cn: 1053992) (7)	10 years from 17/02/2017	£12,000	(16/02/2027)
Units 3, 5 & 7 Wellington Arcade	Ground First	Retail Ancillary	250.33 47.52	(2,695) (512)	VACANT POSSESSION	-	-	-
Unit 9 Wellington Arcade	Ground First	Retail Ancillary	74.50 25.70	(802) (277)	AN INDIVIDUAL (t/a Brighouse Post Office TBC) (8)	5 years from 26/02/2018	£12,000	(25/02/2023) Holding Over.
Unit 11 Wellington Arcade	Ground First	Leisure Ancillary	101.20 36.10	(1,089) (389)	W H MARSHALL LIMITED (cn: 01583042) (9)	5 years from 16/05/2021	£14,300	(15/05/2026)
Wellington House	Ground	Office	135.00	(1,453)	AN INDIVIDUAL (t/a Bellissima Hair Boutique)	5 years from 01/07/2021	£8,250	(30/06/2026)
Wellington House	First	Office	136.89	(1,473)	LEAGUE PUBLICATIONS LIMITED (cn: 02528170)	10 years from 20/07/2017	£10,250	(19/07/2027)
Wellington House	Second	Office	145.40	(1,565)	VACANT POSSESSION	-	-	-
Total Approximate Floor Area			2,462.96	(26,514)			£195,908.50 (5)	

(1) The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.48890018.546733547.1693300059-1470758001.1680604438).

(2) As to 53 Commercial Street, the full name of the tenant is the Incorporated Body of the Royal Society for the Prevention of Cruelty to Animals Halifax, Huddersfield, Bradford & District Branch (charity number: 225575). RSPCA Halifax, Huddersfield,

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Bradford & District Branch is a charity dedicated to helping unwanted or untreated animals and operate out of a total of 9 charity shops throughout the northern region (www.rspcahalifaxhuddersfieldbradford.org.uk). For the year ending 31st December 2021, RSPCA Halifax, Huddersfield, Bradford & District Branch reported a total income of £1,914,342 and charitable expenditure of £1,683,417 (Source: Charity Commission Register 30/08/2023). The lease provides for a tenant option to determine the lease on the 3rd and 5th anniversary of the lease, subject to serving 6 months written notice. The tenant has occupied the property since 2014.

(3) As to 55/57 Commercial Street, Specsavers have been a family-run business for over 35 years and provide the best value optometry, audiology and other healthcare service. They trade from the UK, Ireland, Netherlands, Norway, Sweden, Denmark, Finland, Spain, Australia and New Zealand, employing over 38,000 people who work across 2,293 stores (www.Specsavers.co.uk). For the year ending 28th February 2023, Specsavers Optical Superstores Limited reported a turnover of £3,426,710,000, a pre-tax profit of £327,774,000 and net worth of £260,627,000 (Source: NorthRow Company Report 30/08/2023).

(4) As to 59/61 Commercial Street, Boots is the UK's number one health and beauty retailer, operating out of more than 2,200 shops across the UK. (www.boots-uk.com). For the year ending 31/08/2022, Boots UK Limited (crn 00928555) reported a turnover of £6,512,000,000, a pre-tax profit of £4,000,000 and a net worth of £698,000,000 (Source: NorthRow Company Report 30/08/2023). The tenant has been in occupation since 1995.

(5) As to 63 Commercial Street, Cashbrokers Limited is a pawn shop selling a full selection of Jewellery, Phones, Electricals' and Watches. The lease provides for the rent to be reviewed in line with the Consumer Price Index (CPI) subject to a maximum of 5% per annum compounded and a minimum of 2% per annum compounded and provides for the rent commence date date of 24th December 2023.

(6) As to 65/67 Commercial Street, Costa Coffee is one of the largest coffee chains in the UK, operating out of 13,540 locations across the UK (www.costa.co.uk). For the year ending 31/12/2021, Costa Limited (crn 01270695) reported a turnover of £923,174,000, a pre-tax profit of negative £42,370,000 and net worth of £208,981,000 (Source:NorthRow Company Report 30/08/2023). The lease provides for a tenant option to determine the lease at any time prior to the 29th January 2026 on service not less than 6 months written notice.

(7) As to Unit 1 Wellington Arcade, the tenant has occupied the property since February 2017. The St Vincent de Paul Society (England & Wales) is part of an international Christian voluntary network dedicated to tackling poverty in all its forms by providing practical assistance to people in need, operating out of over 40 community shops across England and Wales (www.svp.org.uk). For the year ending 31/03/2022, St Vincent De Paul Society (England and Wales) registered a total income of £13,223,783 and a total charitable expenditure of £12,598,558 (Source: Charity Commission Register 30/08/2023).

(8) As to Unit 9 Wellington Arcade, the landlord is holding a rent deposit of £3,231.25. The tenant has occupied since 2007. The tenant is currently holding over.

(9) As to Unit 11 Wellington Arcade, the tenant has occupied the property since 2006.

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Briggate



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Service Deck



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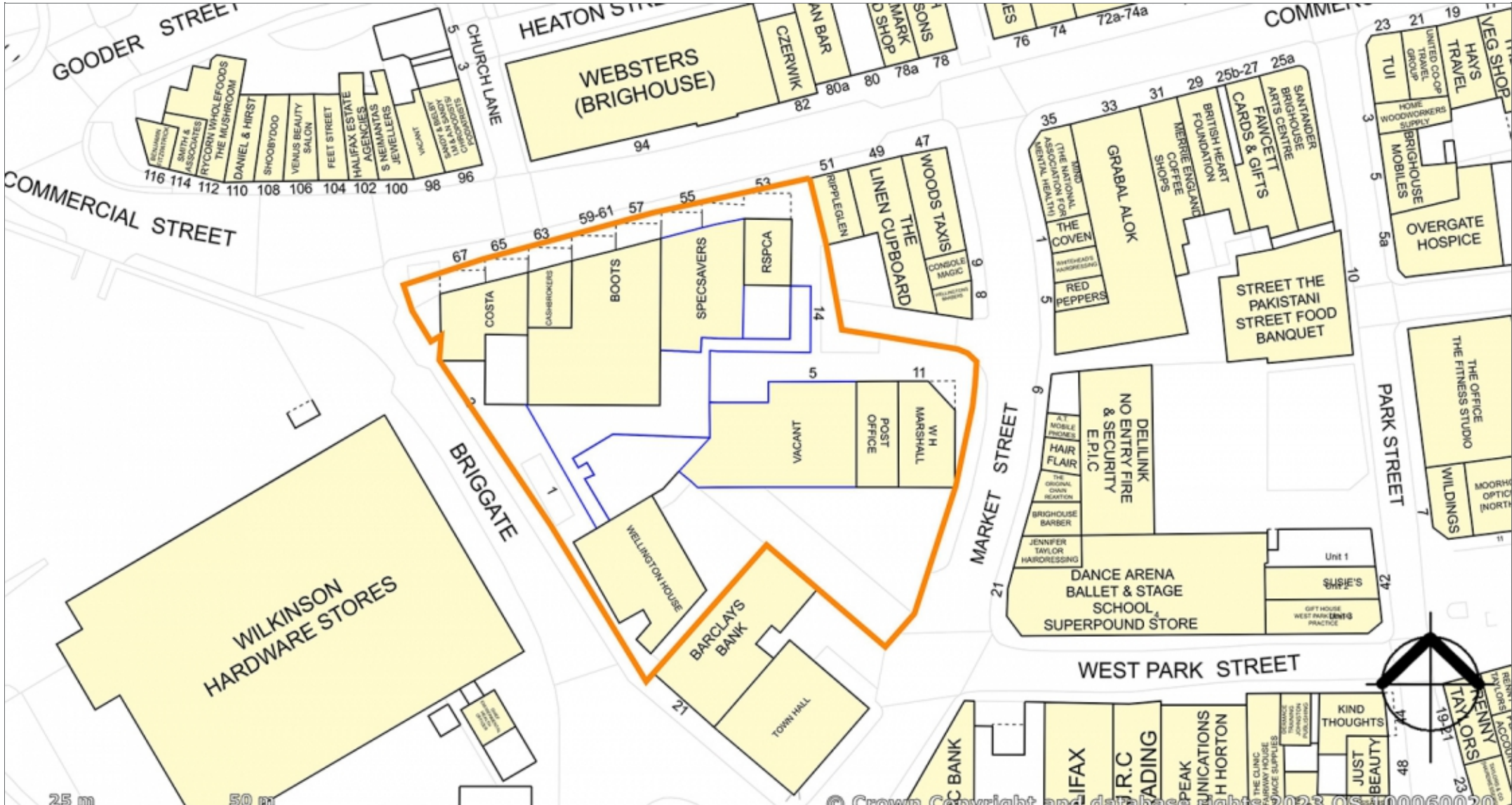
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