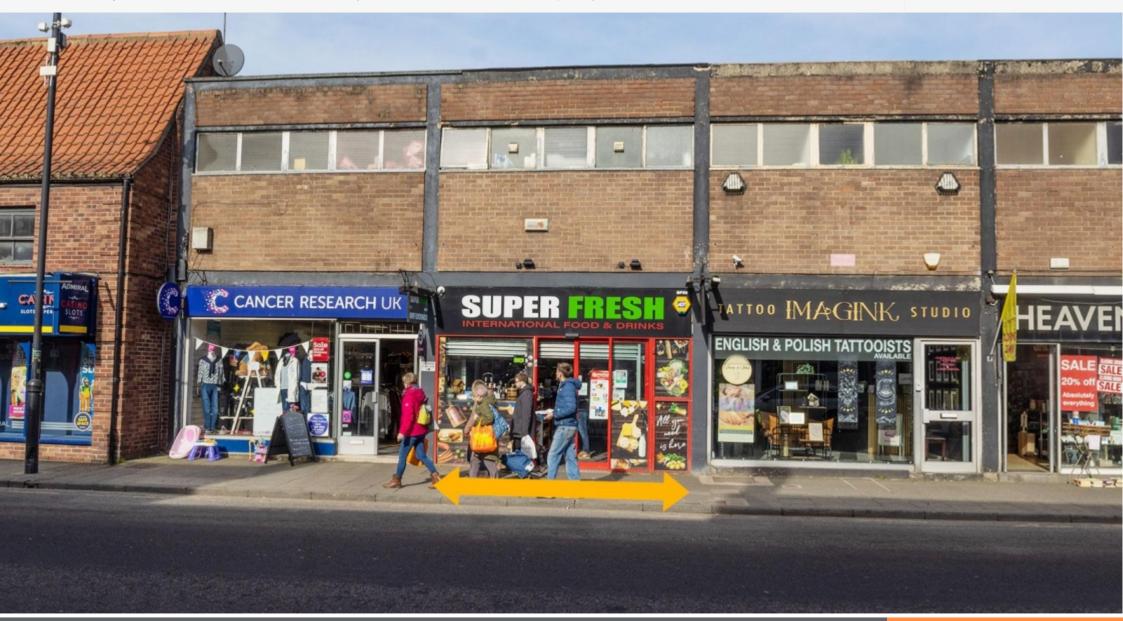
# **North Yorkshire YO8 4ET**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





**Freehold Convenience Store Investment** 

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## **Property Information**

#### **Freehold Convenience Store Investment**

- Let on a recently renewed 10 lease from September 2023 (no breaks)
- Rent increased from £20,000 p.a.x. on renewal
- Let as convenience store (with personal guarantee)
- VAT free investment
- Attractive North Yorkshire town
- Nearby occupiers include Sainsbury's, Cancer Research, Greggs, JD Wetherspoon, Yorkshire Building Society and Poundland

### Lot

28

### Auction

27th March 2025

#### Rent

£24,000 per Annum Exclusive

### Sector

High Street Retail, Supermarket/Convenience

**Status** Available

Live Streamed Auction

#### **Auction Venue**

D99

Miles 19 miles east of Leeds. 12 miles south of York

**Roads** A19, A63

Selby Railway Station Rail Leeds/Bradford Airport Air

#### Situation

Location

The property is situated on the north side of Gowthorpe, a busy retailing thoroughfare in the heart of the town centre, a short walk from Selby Railway Station and with a public car park immediately to the rear. Nearby occupiers include Sainsbury's, Greggs, JD Wetherspoon, Yorkshire Building Society and Poundland.

#### **Tenure**

Freehold.

### **EPC**

#### Description

The property comprises a convenience store arrange on the ground and first

#### VAT

VAT is not applicable to this lot.

### **Octopus Bridging Loan for Buyers**

Not available

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.

# **North Yorkshire YO8 4ET**





## **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Convenience Store Ancillary	174.29 31.37		G POINT20 LIMITED t/a Super Fresh with personal guarantee (2)	10 years from 30/09/2023	£24,000	30/09/2029 28/09/2033
Total		205.66	(2,213)			£24,000	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

<sup>(2)</sup> A rent deposit of £6,000 is held by the Landlord.

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### **Contacts**

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

#### Seller's Solicitors

Kostick Hanan Herskovic 1 Egerton Road London N16 6UE

Nigel Hanan 020 8826 2136 nhanan@khhlaw.co.uk

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**Freehold Convenience Store Investment**