

## McColl's Convenience Store, 411 Harehills Lane Harehills, Leeds LS9 6AP

lot 10

### Freehold Retail Investment

- Let to Martin McColl Ltd until 2033
- 2% per annum compounded fixed rental increases
- Six Week Completion
- Nearby occupiers include Lloyds TSB and Lloyds Pharmacy

Rent  
**£25,000**  
per annum  
exclusive



### Location

Miles: 3 miles north-east of Leeds city centre  
22 miles south-west of York

Roads: M601, M1, A1

Rail: Leeds Rail Station (London Kings Cross 2 hours)

Air: Leeds Bradford Airport

### Situation

Harehills is a busy residential suburb of Leeds benefiting from excellent communication links to Leeds city centre via the A64. The property is situated on the east side of Harehills Lane at its junction with Coldcotes Avenue.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	172.89 sq m (1,861 sq ft)	<b>MARTIN MCCOLL LIMITED (1)</b>	20 years from 23/03/2013 until 2033 on a full repairing and insuring lease (2)	£25,000	23/03/2018 and 5 yearly (fixed rental increases at 2% per annum compounded)
First	Ancillary	234.39 sq m (2,523 sq ft)				
<b>Totals</b>		<b>407.28 sq m (4,384 sq ft)</b>			<b>£25,000</b>	

(1) For the year ending 31/03/2012, Martin McColl Ltd reported a turnover of £380,485,000, pre-tax profits of £18,068,000 and a total net worth of £100,676,000. (Source: www.riskdisk.com 13/06/2013)

(2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.

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### Solicitors:

#### Northern & Midland Holdings Ltd

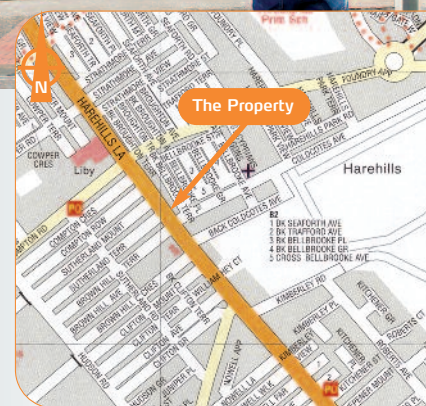
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