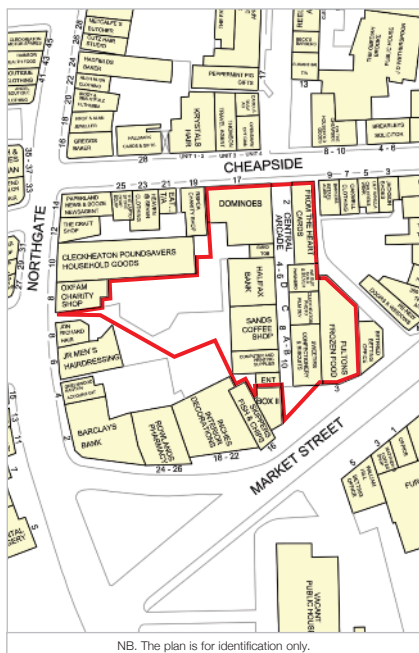


Cleckheaton Central Arcade, Cheapside/Market Street West Yorkshire BD19 5DN

- **Freehold Shopping Centre and Office Investment**
- Prime town centre location
- Tenants include Halifax and Domino's
- Fully occupied
- Includes 16 space car park
- Total Current Rents Reserved
£152,150 pa



NB. The plan is for identification only.

Tenure

Freehold.

Location

The town of Cleckheaton is situated on the A643, close to the M62 motorway (Junctions 25 and 26), about 2 miles north-west of Dewsbury and about 10 miles south-west of Leeds city centre. The town has a resident population of about 13,500 persons.

The property is well situated within the prime pitch of the town, linking Cheapside and Market Street. The retail units have frontages to both streets.

Occupiers close by include William Hill, Betfred, Fultons, Lloyds, NatWest, Greggs, Barclays, Thomas Cook and a number of local occupiers.

Description

The property is arranged on ground and two upper floors to provide a shopping arcade with retail units on the ground floor fronting both Cheapside and Market Street. The upper floors provide office accommodation, currently arranged as serviced offices. Two of the central units have been sold off on long leases. The vendor has recently commissioned a new roof to be installed, and work is under way.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Jack Fulton Foods	Shop Unit	999 years from July 2011	Peppercorn	
Unit 2	A & DM Bradley (t/a From the Heart)	Ground Floor 47.04 sq m (506 sq ft)	25 years from 29.09.2001 Rent review every 5th year FR & I	£12,250 p.a.	Rent Review 2021
Unit 3	Home Furnishings (UK) Limited	Shop Unit	999 years from May 2011	Peppercorn	
Unit 4	DP Realty Limited (t/a Domino's)	Ground Floor 123.04 sq m (1,324 sq ft)	20 years from 22.02.2017 Rent review every 5th year Tenant break options 2027 & 2028 FR & I	£17,000 p.a.	
Unit 5	Smokers D'lite Limited	Ground Floor 50.67 sq m (545 sq ft)	3 years from 13.02.2015 3 year reversionary lease agreed from 13.02.2018 FR & I	£8,500 p.a.	Reversion 2021
Unit 6/7	HBOS plc (t/a Halifax)	Ground Floor First Floor 127.52 sq m 231.70 sq m (1,373 sq ft) (2,494 sq ft)	10 years from 25.03.2015 Rent review in the 5th year Tenant break option 2020 FR & I	£35,900 p.a.	Rent Review 2020
Unit 8/9	Jeanette Sands (t/a Sands Coffee Shop)	Ground Floor 109.52 sq m (1,179 sq ft)	5 years from 01.12.2015 Rent rises by £500 per annum FR & I	£12,500 p.a.	Reversion 2020
Unit 10	Alison Forde (t/a Clecktronic)	Ground Floor 60.96 sq m (656 sq ft)	5 years from 01.11.2016 Tenant break option 2017 FR & I	£9,000 p.a.	2017 Rent Review outstanding
Mall Retail Unit 1	Andrew Farrow (t/a We Buy Gold)	Kiosk	Rolling annual licence from 01.04.2012 IR & I	£7,000 p.a.	
Mall Retail Unit 2	Tavirno Limited (t/a Cleckheaton Photo)	Kiosk	Annual licence IR & I	£3,500 p.a.	
Mall Retail Unit 3	Mrs Rajnesh Kumar (t/a Sweeties)	Kiosk	5 years from 24.11.2017 IR & I	£6,500 p.a.	Rent Review 2020
Central House Offices	Tavirno Limited (t/a Titan Business Centre) (1)	Ground Floor Lobby First Floor Offices 24.50 sq m 185.80 sq m (264 sq ft) (2,000 sq ft)	15 years from completion Tenant break options in 5th and 10th years FR & I	£15,000 p.a.	
Titan Business centre	Tavirno Limited (t/a Titan Business Centre) (1)	Ground Floor Lobby First Floor Offices 16 Car Park Spaces 12.73 sq m 418.32 sq m (137 sq ft) (4,503 sq ft)	15 years from completion Tenant break options in 5th and 10th years FR & I	£25,000 p.a.	

(1) For the year ended 31st August 2016, Tavirno Ltd did not report a turnover or pre-tax profit but did report a net worth of £1.711m. (Source: riskdisk.com 18.04.18.)

Total £152,150 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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