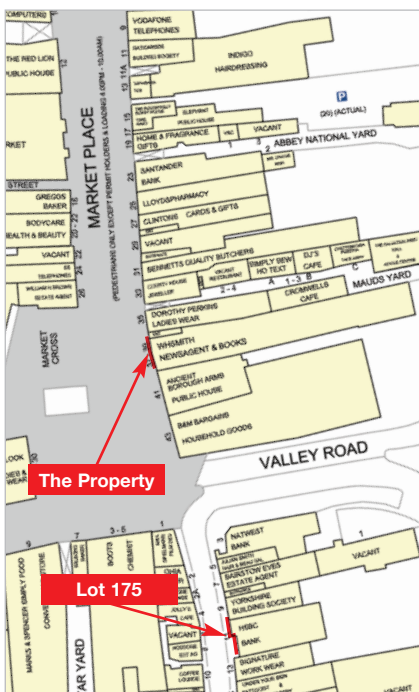


Pontefrac 37-39 Market Place West Yorkshire WF8 1AG

- **Attractive Freehold Shop Investment**
- Let to WH Smith Retail Holdings Limited on a new 5 year lease renewal (no breaks)
- Rebased rent from £62,000 p.a.
- Well located on pedestrianised Market Place close to Marks & Spencer and Boots
- Total Current Rents Reserved **£47,865 pa**



Tenure

Freehold.

Location

Pontefrac is located 12 miles south-east of Leeds and 21 miles south-west of York. It is well served by both the A1(M) and M62. The property is located on the south side of Market Place, opposite Market Cross.

Occupiers close by include Dorothy Perkins (adjacent), New Look, Boots the Chemist, Betfred, Santander, Marks & Spencer Simply Food, Greggs and NatWest, as well as the town's open market (held three times a week).

Description

This attractive property is arranged on ground and three upper floors to provide a large ground floor shop unit with first and second floor ancillary accommodation. In addition, there is a small attic room at third floor level which is currently not used and has not been inspected.

The property provides the following accommodation and dimensions:

Gross Frontage	10.50 m	(34' 5")
Net Frontage	8.20 m	(26' 11")
Shop Depth	48.50 m	(159' 2")
Built Depth	59.00 m	(193' 7")
First Floor	238.00 sq m	(2,562 sq ft)
Second Floor	68.00 sq m	(732 sq ft)

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LIMITED on a lease renewal for a term of 5 years from 1st August 2018 at a current rent of £47,865 per annum (rebased from £62,000) with no breaks. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,200+.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2017, WH Smith Retail Holdings Limited reported a turnover of £181.024m, a pre-tax profit of £67.219m, shareholders' funds of £450.726m and a net worth of £449.954m. (Source: Experian 19.09.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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