

Pontefract

7 Bridge Street West Yorkshire WF8 1PG

- **Freehold Retail Investment**
- Town centre location
- Let to Lloyds Pharmacy Limited
- Lease expires 2017
- Busy corner site
- Rent Review 2012 (1)
- Current Rent Reserved

£28,300 pa



Tenure

Freehold.

Location

Pontefract, with a population in excess of 28,500, is located 12 miles south-east of Leeds and 21 miles south-west of York.

The property is situated in the town centre on Bridge Street close to its junction with Market Place.

Occupiers close by include Carphone Warehouse, Boots, Superdrug, Specsavers, Going Places, Thomson, Thomas Cook, Poundland, Co-Op and Barclays Bank.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage (Inc. Splay)	4.80 m	(16')
Return Net Frontage	8.75 m	(28' 8")
Shop & Built Depth	16.45 m	(49')
First Floor	64.5 sq m	(694 sq ft)

Tenancy

The entire property is at present let to LLOYDS PHARMACY LIMITED for a term of 8 years 5 months from 17th September 2008 at a current rent of £28,300 per annum, exclusive of rates. The lease provides for rent review on 24th February 2012 and contains full repairing and insuring covenants.

(1) In respect of the Rent Review, notice has been served.

Tenant Information

For the year ended 31st December 2010, Lloyds Pharmacy Ltd reported a turnover of £1,758m, pre-tax profits of £104m and a net worth of £66.2m. (Source: riskdisk.com 24.02.2012)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including your phone number to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 27 Pontefract**.

