



Tenure

Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the North of England and serves a population of some 680,000. The city enjoys excellent communications being at the junction of the M1 and M62 Motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

Middleton Park is situated about 3 miles south of Leeds city centre with easy access to the M1, M62 and A653.

The property forms part of the local shopping area and occupiers close by include Greggs, Post Office, Sainsbury's Local, Boots, Betfred and Coral.

Description

The property is arranged on ground and one upper floor to provide a shop unit with ancillary accommodation to the first floor. The shop will shortly interconnect with the adjacent unit (no. 17) which is presently being shop fitted, but does not form part of this lot. The above photo shows an artists impression of the adjoining shop (1).

The property provides the following accommodation and dimensions:

Gross Frontage	7.3 m	(23' 11")
Net Frontage	6.1 m	(20' 0")
Shop Depth	8.7 m	(28' 6")
Built Depth	12.7 m	(41' 8")
First Floor	72.4 sq m	(779 sq ft)

Tenancy

The entire property is at present let to FROZEN VALUE LIMITED (t/a Fulton Foods) for a term of 10 years from 7th April 2014 at a current rent of £13,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Frozen Value Ltd trade as Fulton Foods and Jack Fultons and have over 100 stores in the North of England.

(Source: www.fultonfoods.co.uk)

For the year ended 31st January 2013, Frozen Value Limited reported a turnover of £63.98m, a pre-tax profit of £3.49m, shareholders' funds and a net worth of £11.07m. (Source: riskdisk.com 15.04.2014)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

Leeds

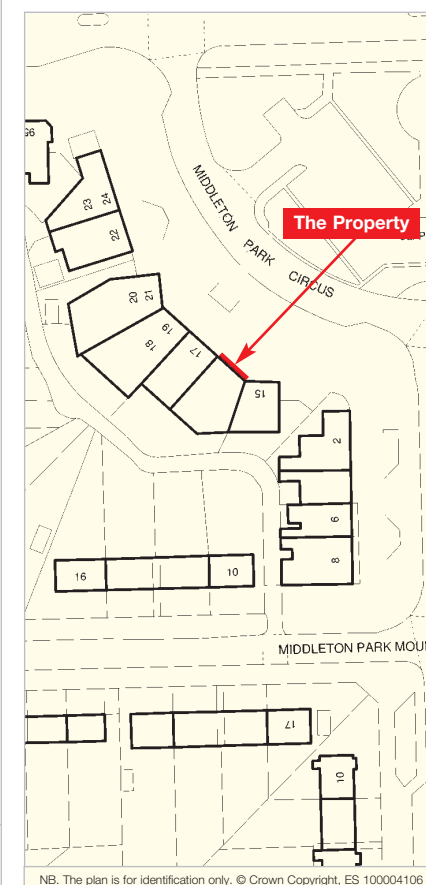
16 Middleton Park Circus

West Yorkshire

LS10 4LX

- **Freehold Shop Investment**
- Let to Frozen Value Limited (t/a Fulton Foods)
- Situated in established local shopping parade close to Sainsbury's and Greggs
- New 10 year lease from April 2014
- Current Rent Reserved
£13,000 pa

SIX WEEK COMPLETION AVAILABLE



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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