

Wakefield

Farmfoods Limited

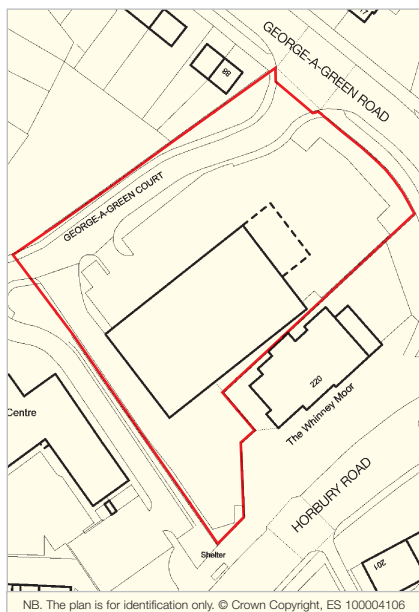
George A Green Road WF2 8ES

- **Freehold Supermarket Investment**
- To be let to Farmfoods Limited on a new 20 year lease – no breaks
- Purpose built modern supermarket of 12,904 sq ft with 60 car spaces on 1.38 acres
- Prominent site in a residential area, near the Lupset Health Centre
- Rent Review 2019
- Current Rent Reserved
£115,000 pa

On the Instructions of



COMPLETION 24.01.2014



Tenure

Freehold.

Location

Wakefield has a population of some 74,000 and is located on the River Calder, 10 miles south of Leeds and 6 miles east of Dewsbury. The M1 and M62 motorways are both within 3 miles and the town also benefits from regular Rail services. The property is situated on the western side of George-a-Green Road close to the junction with Horbury Road on the western edge of Wakefield in a mixed residential and commercial area. Occupiers close by include a BP Garage with Spar and Costa, Motorworld and The Whinney Moor public house.

Description

The property is arranged on ground floor only to provide a modern supermarket with storage to the rear. The site is 1.38 acres (0.56 hectares) in all and provides 60 car spaces.

The property provides the following accommodation and dimensions:

Ground Floor 1,198.8 sq m (12,904 sq ft)

NB. GIA – Areas provided by Vendor.

Tenancy

The entire property will be let to FARMFOODS LIMITED for a term of 20 years from completion at a commencing rent of £115,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 320 nationwide.

Website Address: www.farmfoods.co.uk

For the year ended 29th December 2012, Farmfoods Limited reported a turnover of £569.329m, a pre-tax profit of £27.009m, shareholders' funds of £70.666m and a net worth of £69.736m. (Source: riskdisk.com 30.10.2013.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 23 Band A (Copy available on 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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