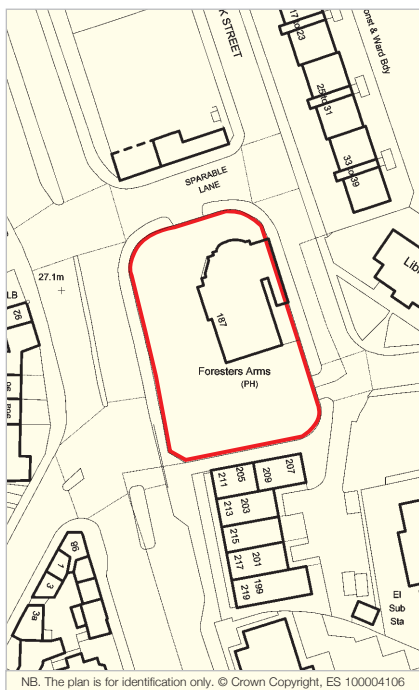


# Wakefield

## Tesco Express (Formerly The Forester Arms) 187 Barnsley Road West Yorkshire WF1 5NU

- **Freehold Convenience Store Investment**
- Let on a new lease to Tesco Stores Limited expiring 2031(1)
- Busy main road position
- Rent Review 2016
- Current Rent Reserved  
**£45,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 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 fronting the A61 (Barnsley Road), about 1 mile south of the town centre, at the junction with Sparable Lane. There are a number of other traders in the vicinity.

### Description

The property is arranged on ground and one upper floor to provide a former public house, recently reconfigured to provide a convenience store. The property benefits from customer parking to front and side and provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>313.9 sq m</b>	<b>(3,378 sq ft)</b>
<b>First Floor</b>	<b>119.0 sq m</b>	<b>(1,281 sq ft)</b>
<b>Total</b>	<b>432.9 sq m</b>	<b>(4,659 sq ft)</b>

(Not measured by Allsop – Areas supplied by lessee)

### Tenancy

The entire property is at present let to TESCO STORES LIMITED for a term of 20 years from 5th September 2011 at a current rent of £45,000 per annum (payable from 5th March 2012), exclusive of rates. The lease provides for rent reviews every fifth year of the term by reference to RPI, subject to a 'collar & cap' at 0% and 4% and also contains full repairing and insuring covenants. The lessee has the benefit of a conditional break option at the expiry of the tenth and fifteenth year on service of six months' notice (1).

### Tenant Information

Tesco is the UK's largest grocer and the world's third largest. Website Address: [www.tesco.com](http://www.tesco.com).

For the year ended 27th February 2010, Tesco Stores Limited reported a turnover of £38.74bn, a pre-tax profit of £2.42bn and a net worth of £6.51bn. (Source: riskdisk.com 21.12.2010)

### VAT

VAT is applicable to this lot. TOGC provisions can apply please see Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 86 Wakefield**.

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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