

Bradford

45 Great Horton Road West Yorkshire BD7 1AZ

- **Freehold Shop and Residential Investment**
- Shop let to Greggs plc until 2026
- Includes ATM and five studio flats let on Assured Shorthold Tenancies
- Located opposite Bradford University Campus
- Shop Rent Review 2021
- Total Current Rents Reserved
£44,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Bradford forms part of the West Yorkshire urban area (population 1.5 million), which is the fourth largest urban area in the UK. It is located some 9 miles west of Leeds, 16 miles north-west of Wakefield and 35 miles north-east of Manchester.

The property is situated on the south side of Great Horton Road, at its junction with Mannville Terrace opposite the University of Bradford. Occupiers close by include a Sainsbury's Local, Subway and a wide variety of restaurants.

Description

The property is arranged on lower ground, ground and two upper floors to provide a shop on the ground floor and basement, a separately let ATM and five studio flats arranged over the first and second floors and which are separately accessed from the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	Greggs plc (1)	Gross Frontage 8.20 m (26' 10") Shop Depth 6.70 m (21' 11") Built Depth 5.65 m (18' 6") Ground Floor 114 sq m (1,227 sq ft) Lower Ground 30 sq m (323 sq ft)	10 years from 19.12.2016 Rent review and tenant's option to break in the 5th year Effectively FR & I	£17,000 p.a.	Rent Review 2021
Cash Machine	DC Payments	ATM	6 years from 20.02.2017 Rent review in the 3rd year	£8,400 p.a.	Rent Review 2020
Flat 1	Individual	First Floor – Studio Flat	1 year Assured Shorthold Tenancy from 13.09.2016	£4,200 p.a.	Reversion 2017
Flat 2	Individual	First Floor – Studio Flat	6 month Assured Shorthold Tenancy from 28.01.2017	£3,600 p.a. (annualised)	Reversion 2017
Flat 3	Individual	First Floor – Studio Flat	1 year Assured Shorthold Tenancy from 17.05.2016	£4,200 p.a.	Reversion 2017
Flat 4	Individual	Second Floor – Studio Flat	6 month Assured Shorthold Tenancy from 28.01.2017	£3,600 p.a. (annualised)	Reversion 2017
Flat 5	Individual	Second Floor – Studio Flat	6 month Assured Shorthold Tenancy from 03.02.2017	£3,600 p.a. (annualised)	Reversion 2017

(1) No. of Branches: 1,764. Website Address: <https://www.greggs.co.uk/>

For the year ended 2nd January 2016, Greggs plc reported a turnover of £835.8m, a pre-tax profit of £73.03m, shareholders' funds of £266.3m and a net worth of £256m. (Source: Experian 28.02.2017.)

(2) The Vendors hold the following rent deposits: Flat 1 £450, Flat 2 £300, Flat 3 £500, Flat 4 £400, Flat 5 £400.

Total £44,600 p.a.

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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