



### Tenure

Freehold.

### Location

Dewsbury, with a population of 55,000, is a well established market town in West Yorkshire situated some 9 miles south-west of Leeds. The town enjoys good access, via the A638, to the M1 Motorway (Junction 40) and is also 3 miles from the M62 (Junction 28).

The general outdoor market is held every Wednesday and Saturday at the market stalls off Foundry Street.

The property is situated on the western side of the pedestrianised section of Foundry Street, between Market Place and Corporation Street, close to the popular market.

Occupiers close by include Subway, British Heart Foundation, Ladbrokes and Yorkshire Bank.

### Description

The property is arranged on ground and one upper floor to provide a shop unit having sales area to ground floor and staff and ancillary storage on first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.50 m	(14' 9")
Shop & Built Depth	11.80 m	(38' 8")
Ground Floor	54.4 sq m	(585 sq ft)
First Floor	29.9 sq m	(322 sq ft)
Total	84.3 sq m	(907 sq ft)

### Tenancy

The entire property is at present let to GREGGS PLC for a term of 10 years from 16th April 2013 at a current rent of £16,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lessee also has the benefit of a break clause in April 2018 (1).

### Tenant Information

No. of Branches: 1650.

Website Address: [www.greggs.co.uk](http://www.greggs.co.uk)

For the year ended 3rd January 2015, Greggs plc reported a turnover of £803.9m, a pre-tax profit of £49.7m, shareholders' funds of £246.7m and a net worth of £241.9m. (Source: riskdisk.com 25.02.2016.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Dewsbury

### 3 Foundry Street West Yorkshire WF13 1QH

- **Attractive Freehold Shop Investment**
- Pedestrianised location
- Let to Greggs plc on a lease expiring 2023 (1)
- Rent Review 2018 (1)
- Total Current Rents Reserved  
**£16,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

