



Tenure

Freehold.

Location

Featherstone is located some 10 miles south-east of Leeds, 5 miles east of Wakefield and close to Junction 31 of the M62 Motorway. The property is situated on the east side of Station Lane, in a prominent trading position on the corner with Whiteley Street and close to the junction of Station Lane with Pontefract Road (A645). Immediate occupiers close by include One Stop convenience store, Betfred and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor supermarket with ancillary storage to the rear. The first floor is further ancillary accommodation not presently used by the tenant.

The property provides the following accommodation (net internal) and dimensions:

Gross Frontage	19.00 m	(62' 4")
Net Frontage	18.10 m	(59' 5")
Shop Depth	20.85 m	(68' 5")
Built Depth	24.50 m	(80' 5")
Ground Floor	365.00 sq m	(3,929 sq ft)
First Floor	228.00 sq m	(2,454 sq ft)
Total	593.00 sq m	(6,383 sq ft)
Total Gross Internal	695.15 sq m	(7,483 sq ft)

Tenancy

The property is at present let to FROZEN VALUE LIMITED (t/a Jack Fultons Frozen Foods) for a term of 10 years from 29th October 2010 at a current rent of £25,000 per annum. The lease contains full repairing and insuring covenants, subject to a schedule of condition. Please note: the rent at the last rent review (2015) was £16,000 per annum and increased to the current passing rent of £25,000 per annum.

Tenant Information

No. of Branches: 100+.

Website Address: www.fultonsfoods.co.uk

For the year ended 31st January 2016, Frozen Value Limited reported a turnover of £64.1m, a pre-tax profit of £1.7m, shareholders' funds of £11.613m and a net worth of £10.2m. (Source: riskdisk.com 06.11.2016.)

VAT

VAT is not applicable to this lot.

Documents

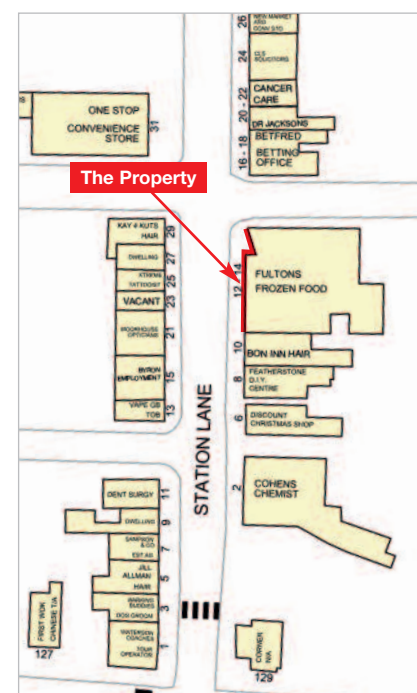
The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Featherstone
12-14 Station Lane
Pontefract
West Yorkshire
WF7 5BE

- **Prominent Freehold Shop Investment**
 - Town centre corner location
 - Let to Frozen Value Ltd
 - Lease expiry 2020
 - VAT not applicable
 - Current Rent Reserved
- £25,000 pa**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda