



Tenure
Freehold.

Location
Birstall is located just off the M62, some 16 miles south-east of Leeds, 19 miles south-east of Bradford and 2 miles north-east of Batley. The intersection of the M1 and M62 is some 7 miles east. The property is situated in a predominantly residential area on the north side of Leeds Road (A643). The property occupies a prominent corner location at the junction with Roebuck Street.

Description
The property is arranged on basement, ground and one upper floor to provide a ground floor shop with storage to the basement, part of which has reduced ceiling height of 1.9m. The first floor comprises a self-contained flat. To the rear is a gated garden/driveway within which are an outside WC and two outbuildings.

The property provides the following accommodation and dimensions:
Ground Floor 98.15 sq m (1,056 sq ft)
Basement 76.05 sq m (819 sq ft)
First Floor Flat – 4 Rooms, Kitchen, Bathroom En-Suite

NB. The flat was not inspected by Allsop. The accommodation information was provided by the residential tenant.

Tenancy
The entire property is at present let to MARTIN MCCOLL LIMITED for a term of 20 years from 27th November 2008 at a current rent of £28,222.57 per annum (1). There are 3% per annum rental increases received annually and there are rent reviews at the end of every fifth year to the higher of the passing rent increased by 3% compounded and OMRV. The lease contains full repairing and insuring covenants.
(1) The current passing rent is £27,400.56 per annum and £28,227.57 per annum will take effect from 27th November 2018.

Tenant Information
No. of Branches: 1,650+ managed convenience stores and newsagents.
Website Address: www.mccolls.co.uk
For the year ended 27th November 2016, Martin McColl Ltd reported a turnover of £518.736m, a pre-tax profit of £25.631m, shareholders' funds of £160.391m and a net worth of £111.606m. (Source: Experian 03.09.2018.)

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Birstall

28-30 Leeds Road
West Yorkshire
WF17 0EW

- **Freehold Convenience Store and Residential Investment**
 - Comprising a shop and a self-contained flat
 - Entirely let to Martin McColl Limited until November 2028 (no breaks)
 - 3% per annum rental increases received annually
 - Predominantly residential area
 - No VAT applicable
 - Current Rent Reserved
- £28,222.57 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE

