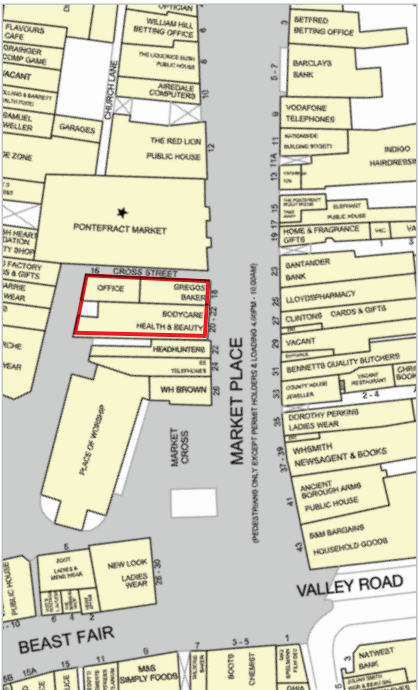


# **Pontefract** **18/22 Market Place** **West Yorkshire** **WF8 1AT**

- **Freehold Shop Investment**
- Comprises two shops let to Greggs and GR & MM Blackledge
- Includes vacant possession of basement, formerly used as a restaurant
- Well located in pedestrianised town centre
- Prominent corner position
- Total Current Rents Reserved **£90,950 pa**  
**plus vacant possession of no.18 basement**

**On the Instructions of  
a Major UK Pension Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Pontefract, with a population in excess of 28,500, is located 12 miles south-east of Leeds and 21 miles south-west of York. The property is located in a prominent corner position on the north side of pedestrianised Market Place, at its junction with Cross Street. Nearby occupiers include Lloyds Pharmacy, Clinton Cards, Santander (all opposite), Dorothy Perkins, WH Smith, William Hill, B&M Bargains, Vodafone, EE, Nationwide and Barclays Bank, amongst many others.

**Description**  
The property is arranged on basement, ground and two upper floors to provide two ground floor shops with ancillary accommodation to the first floor. No.20-22 benefits from additional accommodation to the second floor (front), which extends over No.18 and also to the basement, both of which are presently unused by the tenant. The self-contained basement under No.18 was formerly used as a restaurant, and is presently unoccupied.

**VAT**  
VAT is 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.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18 – Ground and First Floor	Greggs plc (1)	Ground Floor	123.80 sq m	(1,333 sq ft)	10 years from 25.11.2016 Rent review and tenant's option to break in the 5th year of the term. FR & I	£24,600 p.a.	Rent Review 2021
		First Floor	131.80 sq m	(1,419 sq ft)			
		Total	255.60 sq m	(2,752 sq ft)			
18 – Basement	Vacant	Basement	121.70 sq m	(1,310 sq ft)			
20-22	GR & MM Blackledge plc (t/a Bodycare) (2)	Basement (3)	191.20 sq m	(2,058 sq ft)	20 years from 01.03.1999 Rent review every 5th year FR & I subject to a schedule of condition	£66,350 p.a.	Reversion 2019
		Ground Floor	206.00 sq m	(2,217 sq ft)			
		First Floor	150.95 sq m	(1,625 sq ft)			
		Second Floor	81.45 sq m	(877 sq ft)			
		Total	629.60 sq m	(6,777 sq ft)			

(1) For the year ended 31st December 2016, Greggs plc reported a turnover of £894.2m, a pre-tax profit of £80.32m, shareholders' funds of £264.60m and a net worth of £250.41m. (Source: riskdisk.com 11.08.2017.)  
 (2) For the year ended 31st December 2016, GR & MM Blackledge plc reported a turnover of £134.07m, a pre-tax profit of £4.02m, shareholders' funds of £27.69m and a net worth of £27.69m. (Source: riskdisk.com 11.08.2017.)  
 (3) Not inspected by Allsop. Areas taken from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

**Total £90,950 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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