



Tenure

Freehold.

Location

Knottingley serves a population of some 13,000, situated on the A645, adjacent to both the Aire & Calder Canal and the junction of the A1(M) and M62 about 16 miles south-west of Leeds and 16 miles north of Doncaster.

The property is situated in a busy local parade of shops which benefits from free parking to the front.

Occupiers within the parade include Subway, Yorkshire Bank, Betfred and the Post Office whilst a Morrisons Supermarket, Sue Ryder Charity Shop and The Original Factory Shop are close by.

Description

The property is arranged on ground and one upper floor to provide a ground floor carpet shop with ancillary storage and staff accommodation to the rear. The first floor is accessed from an external staircase to the rear and is not presently used by the lessee.

The property provides the following accommodation and dimensions:

Gross Frontage	7.40 m	(24' 4")
Net Frontage	6.70 m	(21' 11")
Shop Depth	21.45 m	(70' 5")
Built Depth	23.20 m	(76' 2")
First Floor Ancillary	162.6 sq m	(1,750 sq ft)

Tenancy

The entire property is at present let to IAN KAYE CARPETS LIMITED for a term of 15 years from 14.12.2007 at a current rent of £18,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Knottingley

9 & 9A The Arcade Hill Top West Yorkshire WF11 8EA

- Freehold Shop Investment
- Busy local shopping parade adjacent to Subway
- No VAT applicable
- Rent Review 2012
- Current Rent Reserved

£18,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

