

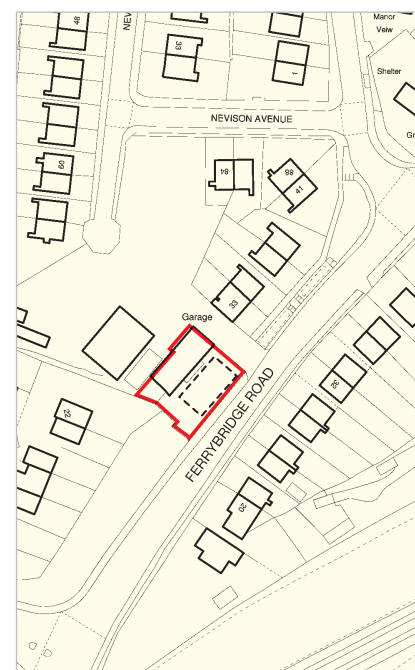
Pontefract

Ferrybridge Road West Yorkshire WF8 2PB

- **Freehold Petrol Station and Convenience Store Investment**
- Petrol station and convenience store let to Martin McColl Limited
- Lease expires 2030 (no breaks)
- No VAT applicable
- Fixed uplifts at review
- Current Rent Reserved

£33,122 pa
Rising to £36,570 pa
on 08.02.2020 and
£40,376 pa on
08.02.2025

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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 situated on the north side of Ferrybridge Road, one mile north-east of the town centre, between its junctions with Mill Lane and New Hall Road.

Description

The property is arranged on ground and lower ground floors to provide a 4-pump canopied petrol station forecourt with convenience store arranged on ground and lower ground floors together with a cash machine.

The property provides the following accommodation and dimensions:

Site Frontage	22.8 m	(74' 9")
Lower Ground Floor		
Store/Offices	102.75 sq m	(1,106 sq ft)
Ground Floor Convenience Store	93.00 sq m	(1,001 sq ft)

NB. Areas supplied by the Vendor.

Tenancy

The entire property is at present let to MARTIN MCCOLL LIMITED for a term of 20 years from 8th February 2010 at a current rent of £33,122 per annum. The lease provides for fixed rent reviews every fifth year of the term and contains full repairing and insuring covenants. The rent will rise to £36,570 per annum on 8th February 2020 and £40,376 per annum on 8th February 2025.

Tenant Information

For the year ended 29th November 2015, Martin McColl Limited reported a turnover of £489.336m, a pre-tax profit of £22.229m, shareholders' funds of £134.74m and a net worth of £91.307m. (Source: Experian 04.04.2017.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 111 Band E (Copy available on website).