



### Tenure

Leasehold. Held for a term of 99 years from 25th March 1983 (thus having some 65 years unexpired) at a current ground rent of £120,000 per annum, reviewable every fifth year to 35% Open Market Value. There is an option to extend the lease for a further 26 years and a service charge payable to the Freeholder of the shopping centre, which is passed on to the tenant.

### Location

Halifax is one of West Yorkshire's principal commercial centres, with a population in excess of 91,000. The town is located some 7.5 miles south-west of Bradford and 7 miles north-west of Huddersfield. Road communications are good, with the M62 Motorway (Junction 24) accessible to the south. Halifax Rail Station provides frequent services to Leeds and Manchester.

The property is well located on the east side of Market Street, forming part of the Woolshops Shopping Centre.

Occupiers close by include Tesco Metro, Shoe Zone (both adjacent), Savers, Dorothy Perkins, Boots the Chemist, WH Smith and Marks & Spencer.

### Description

This substantial property is arranged on lower ground, ground and one upper floor to provide a large double fronted shop with ancillary accommodation on the first floor above. The property benefits from a lift. Because of the sloping nature of the site, the two small retail units fronting The Square do not form part of the demise, however the area above does.

The property provides the following gross internal areas:

<b>Lower Ground Floor</b>	<b>28.00 sq m</b>	<b>(302 sq ft)</b>
<b>Ground Floor</b>	<b>1,759.80 sq m</b>	<b>(18,943 sq ft)</b>
<b>First Floor</b>	<b>1,405.20 sq m</b>	<b>(15,126 sq ft)</b>
<b>Total</b>	<b>3,193.00 sq m</b>	<b>(33,832 sq ft)</b>

### Tenancy

The entire property is at present let to POUNDLAND LTD for a term of 10 years from 1st September 2010 at a current rent of £240,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 700+.

Website Address: [www.poundland.co.uk](http://www.poundland.co.uk)

For the year ended 27th March 2016, Poundland Ltd reported a turnover of £1.215bn, a pre-tax profit of £34.653m, shareholders' funds of £95.695m and a net worth of £20.520m. (Source: Experian 15.09.2017.)

### 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.

## Halifax

### 17-21 Market Street West Yorkshire HX1 1PB

- **Substantial Leasehold Town Centre Shop Investment**
- Entirely let to Poundland Ltd
- Double fronted shop comprising a total of 3,193 sq m (33,832 sq ft)
- Access to both Market Street and into the Woolshops Shopping Centre
- Reversion 2020
- Current Gross Rent Reserved  
**£240,000 pa**
- Current Net Rent Reserved  
**£120,000 pa**



NB. The plan is for identification only.

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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