



### Tenure

Freehold.

### Location

Shipley is an attractive town located on the River Aire some 3.5 miles north-west of Bradford city centre. The town is conveniently accessed via the A650 (Bradford Road), which provides rapid access to Bradford and the M62 Motorway and the wider motorway network. The property is situated in the heart of the town centre pedestrianised area, opposite the Asda Superstore. Other occupiers close by include Shoe Zone, Asda Opticians and HSBC.

### Description

The property is arranged on ground and two upper floors to provide eight retail units, two of which are vacant. The residential accommodation above is sold off.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 3	CA Watts (t/a Slices Café)	Ground Floor Shop 77.94 sq m (839 sq ft)	15 years from 24.06.2006 Rent review every 5th year FR & I	£10,350 p.a.	Reversion 2021
Unit 4	Margaret Carey Foundation Ltd (t/a MCF Bkery)	Ground Floor Shop 69.21 sq m (745 sq ft)	2 years from 24.08.2016 FR & I	£7,000 p.a.	Reversion 2018
Unit 5	Shipley Hair Limited	Ground Floor Shop 104.79 sq m (1,128 sq ft)	3 years from 02.06.2015. FR & I	£8,000 p.a.	Reversion 2018
Unit 6	TSB Bank plc (1)	Ground Floor 162.1 sq m (1,745 sq ft)	10 years from 01.01.2016 Rent review in the 5th year Tenant's break clause 2020 FR & I	£32,750 p.a.	Rent Review 2020
Unit 8	AOV Shipley Ltd (t/a Ace of Vape)	Ground Floor 58.9 sq m (634 sq ft)	3 years from 17.03.2017 FR & I	£12,000 p.a.	Reversion 2020
Unit 9	Yorkshire Building Society (2)	Ground Floor 121.7 sq m (1,310 sq ft)	5 years from 29.09.2006 Rent review every 5th year FR & I	£35,500 p.a.	Reversion 2021
Units 1&2	Vacant	Ground Floor 141.58 sq m (1,524 sq ft)			
Upper Floors	Horton Housing Association	Part Ground, First and Second Floor	999 years from 29.08.2014	Peppercorn	Reversion 3013

**Total £105,600 p.a.**

(1) For the year ended 31st December 2016, TSB Bank plc reported a pre-tax profit of £182.3m, shareholders' funds of £1.88bn and a net worth of £1.88bn. (Source: Experian 26.04.2017.)

(2) Yorkshire Building Society are the second largest building society in the UK, with over 3.5 million members and assets of approximately £30bn. (Source: [www.ybs.co.uk](http://www.ybs.co.uk))

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** A Barr Esq, Lawrence Stephens Solicitors. Tel: 0207 936 8888 e-mail: [abarr@lawstep.co.uk](mailto:abarr@lawstep.co.uk)

## Shipley Units 1-8 Thomas Duggan House Wellcroft West West Yorkshire BD18 3QH

- **Freehold Parade of Shops and Residential Ground Rent Investment**
- Majority let to TSB Bank plc and Yorkshire Building Society
- Comprises eight town centre units
- One double unit vacant
- Located opposite Asda and Shipley Library
- Total Current Rents Reserved  
**£105,600 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

