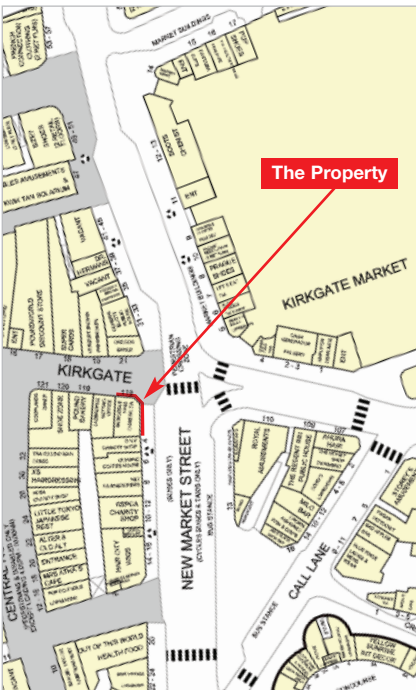


Leeds

117 Kirkgate and 2 New Market Street West Yorkshire LS1 6BY

- Freehold Restaurant/Takeaway Investment
 - Prominent city centre location
 - Lease expires 2023 (no breaks)
 - Opposite Leeds Kirkgate Market
 - Valuable A3 Consent
 - Corner position
 - Rent Review 2018
 - Current Rent Reserved
- £55,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the north of England and serves a population of some 680,000. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London Kings Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

The property is situated on the western side of New Market Street, on its junction with Kirkgate opposite Leeds Kirkgate Market which is one of the largest indoor markets in Europe and was established in 1857. Occupiers close by include House of Fraser, Harvey Nichols, Marks & Spencer, Superdrug, Greggs, Zara and Yorkshire Bank.

Description

The property, which is situated in a Conservation Area, is arranged on ground and three upper floors to provide a ground and first floor restaurant/takeaway. The first and second floors interconnect with the adjacent unit which does not form part of the property to be sold. The third floor is not currently accessible and not used by the tenants. The unit has frontages to Kirkgate and New Market Street.

The property provides the following accommodation and dimensions:

Gross Frontage	6.20 m	(20' 4")
Return Frontage	5.85 m	(19' 2")
Shop Depth	10.40 m	(34' 1")
Ground Floor	64.00 sq m	(689 sq ft)
First Floor	45.35 sq m	(488 sq ft)
Second Floor	44.75 sq m	(482 sq ft)
Third Floor	42.90 sq m	(462 sq ft)
Total	197.00 sq m	(2,121 sq ft)

Tenancy

The entire property is at present let to WOK AND FIRE NO.1 LTD (t/a McNoodle King) for a term of 10 years from 22nd July 2013 at a current rent of £55,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 129 Band F (Copy available on website).

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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