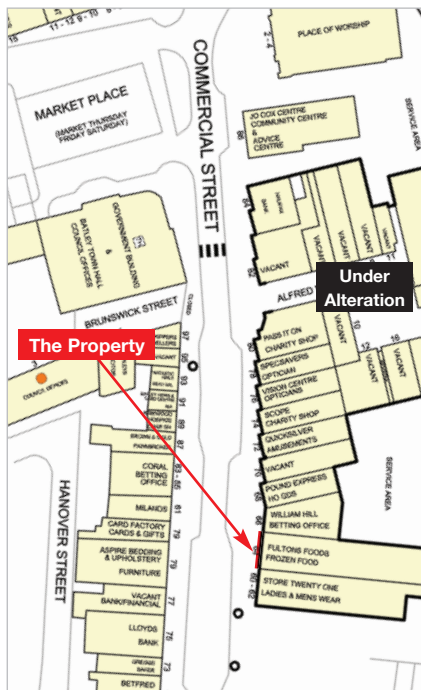


Batley

64 Commercial Street West Yorkshire WF17 5DS

- **Virtual Freehold Shop Investment**
- Let to Frozen Value Limited (t/a Fultons Foods) on a lease expiring in 2023
- Town centre location close to a Tesco Extra supermarket and Asda
- Tesco car park immediately to the rear
- Current Gross Rent Reserved
£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. To be held for a term of 999 years from completion at a ground rent of a peppercorn.

Location

Batley is located on the A652 some 7 miles south-west of Leeds, close to the intersection of the M1 and M62 motorways. The property is situated on the north side of Commercial Street, immediately adjacent to a large car park and close to Batley Shopping Centre, which is undergoing development. Occupiers close by include William Hill (adjacent), Tesco Extra, Coral, Specsavers and Lloyds Bank.

Description

The property is arranged on basement and ground floors to provide a large ground floor shop with storage accommodation in the basement.

The property provides the following accommodation and dimensions:

Gross Frontage	8.80 m	(28' 10")
Shop Depth	29.75 m	(97' 7")
Built Depth	45.95 m	(150' 9")
Basement	150.40 sq m	(1,619 sq ft)
Ground Floor	333.10 sq m	(3,585 sq ft)
Total	483.50 sq m	(5,204 sq ft)

Tenancy

The property is at present let to FROZEN VALUE LIMITED (t/a Fultons Foods) for a term of 10 years from 3rd December 2012 at a current rent of £40,000 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: over 100.

Website Address: www.fultonfoods.co.uk

For the year ended 4th February 2018, Frozen Value Limited reported a turnover of £56.64m, a pre-tax profit of £593,000, shareholders' funds of £11.681m and a net worth of £11.681m. (Source: Experian 05.11.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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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