

Crofton

45-49 (odd) High Street Wakefield West Yorkshire WF4 1NG

- **Freehold Shop Investment**
- **Let to Lloyds Pharmacy Limited**
- **Lease expires 2023**
- **Rent Review 2013**
- **No VAT applicable**

Tenure
Freehold.

Location

Crofton is located 4 miles south-east of Wakefield, 10 miles south of Leeds and 7 miles east of Dewsbury, served by the A638 main road and both the M1 (Junctions 39 and 40) and M62 (Junction 31) motorways. The property is located within a large residential area and situated on the east side of High Street, close to the junction with Slack Lane, opposite the High School and close to Crofton Health Centre situated on Slack Lane. Occupiers close by include Premier Convenience Store, Sainsbury's Local and a number of local traders. There is a short stay car park opposite.

Current Rent Reserved
£15,000 pa

Description

The property is located within a large residential area and is arranged on ground floor only to provide a shop with ancillary and staff accommodation to the rear. The property benefits from forecourt parking for 4 cars and a garden to the rear.

The property provides the following accommodation and dimensions:

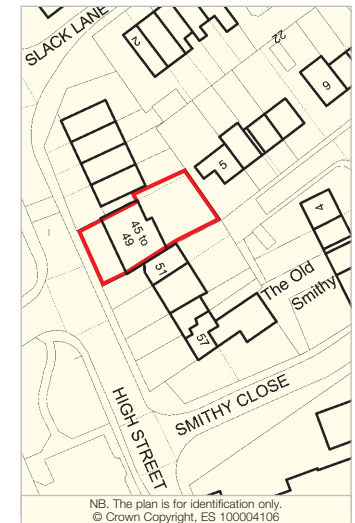
Gross Frontage	13.40 m	(43' 11")
Net Frontage	12.45 m	(40' 10")
Shop Depth	10.55 m	(34' 7")
Built Depth	14.60 m	(47' 10")

Tenancy

The entire property is let to LLOYDS PHARMACY LIMITED for a term of 15 years from 21st February 2008 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for rent reviews 22nd January 2013 and 22nd January 2018 and contains full repairing and insuring covenants (to be tenant insuring as long as Lloyds Pharmacy Limited remain tenants).

Seller's Solicitor

A Boyars Esq, Millichips.
Tel: 0121 624 8412 Fax: 0121 624 8400
E-mail: aboyars@millichips.com



Tenant Information

Lloyds Pharmacy is a leading community pharmacy and healthcare provider in the UK with over 1,650 pharmacies primarily in community and health centre locations. (Source: www.lloydspharmacy.com)
For the year ended 31st December 2010 Lloyds Pharmacy Limited reported a turnover of £1.758bn, pre-tax profit of £104.6m and a net worth of £66.2m. (Source: risk disk 23.04.12)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone numbers to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 127 Crofton**.

Upton

The Chemist Wrangbrook Road Pontefract West Yorkshire WF9 1JU

- **Freehold Shop Investment**
- **Comprising a shop and self-contained flat**
- **Let to Lloyds Pharmacy Limited**
- **Lease expires 2023**
- **Rent Review 2013**
- **No VAT applicable**

Tenure
Freehold.

Location

Upton is located some 9 miles north of Doncaster and 7 miles south of Pontefract. The town is located on the A638 providing access to Junction 38 of the A1(M). The property is situated in a large residential area on the west side of Wrangbrook Road, opposite the junction with Walton Road. Occupiers close by include Wrangbrook Sports and Social Club together with a number of mainly local retailers.

Current Rent Reserved
£12,000 pa

Description

The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation to the rear. The first floor comprises a self-contained flat with access from the side. In addition the property benefits from a lock-up garage, garden to the rear and parking to the side.

The property provides the following accommodation and dimensions:

Gross Frontage	10.1 m	(33' 2")
Net Frontage	7.6 m	(24' 11")
Shop Depth	6.2 m	(20' 4")
Built Depth	9.9 m	(32' 6")

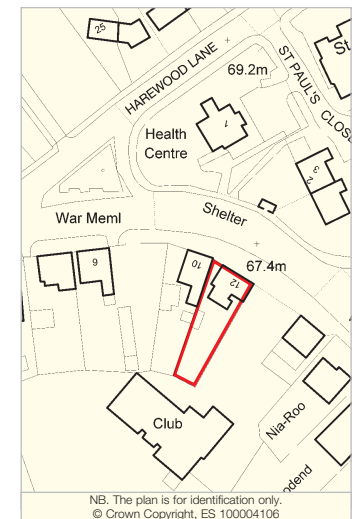
First Floor Flat comprising believed to be 3 Rooms, Kitchen and Bathroom
Garage (not inspected by Allsop LLP)

Tenancy

The entire property is to be let to LLOYDS PHARMACY LIMITED for a term of 15 years from 22nd January 2008 at a current rent of £12,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (to be tenant insuring as long as Lloyds Pharmacy Limited remain tenants).

Seller's Solicitor

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For the year ended 31st December 2010 the lessee reported a turnover of £1.758bn, pre-tax profit of £104.6m and a net worth of £66.2m. (Source: risk disk 23.04.12)

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