

Wakefield

Units 9 & 10 Eagle Point

Telford Way

Wakefield 41

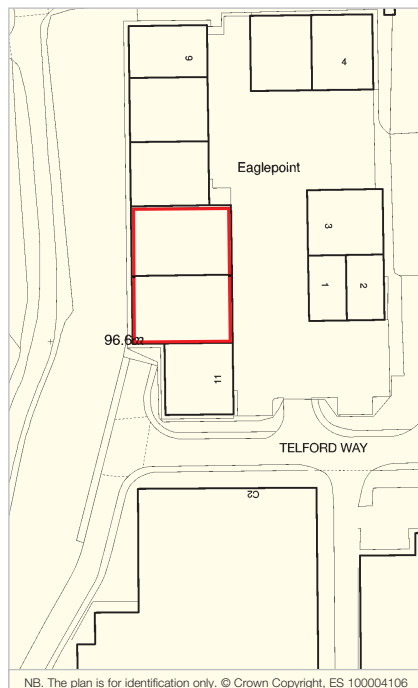
Industrial Estate

West Yorkshire

WF2 0XW

- **Virtual Freehold Industrial Warehouse Investment**
 - Let to Saint Gobain Building Distribution Ltd (t/a Ideal Bathrooms)
 - Let by way of a lease renewal
 - Comprising 994.86 sq m (10,709 sq ft)
 - On-site parking for 17 cars
 - Reversion 2019
 - Current Rent Reserved
- £65,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 18th November 2004 at a fixed rent of a peppercorn.

Location

Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (Junctions 39, 40 and 41) and M63 (Junction 3) motorways and benefits from regular rail services to destinations throughout the North East. The property is situated on Eagle Point, a modern 11 unit business park which is fenced and gated, and is located on the north side of Telford Way forming part of the Wakefield 41 Industrial Estate. The property benefits from excellent access to the M1 (Junction 41), which lies 2.5 miles to the south-west, and in turn to the national motorway network. Occupiers close by include Coca Cola, Morrisons and Menzies.

Description

The property comprises two modern interconnected industrial warehouse units constructed in 2004, each of which can be accessed via both a metal framed and glass single door and also a large roller shutter door. The units benefit from two disabled and a further 15 car parking spaces. Externally there is a loading area laid to concrete.

The property provides the following accommodation and dimensions:
Ground Floor **994.86 sq m (10,709 sq ft)**

Tenancy

The entire property is at present let to SAINT-GOBAIN BUILDING DISTRIBUTION LTD (t/a Ideal Bathrooms) for a term of years from 25th May 2015 to 24th March 2019 at a current rent of £65,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.idealbathrooms.com
www.saint-gobain.co.uk/brands/ideal-bathrooms
 For the year ended 31st December 2014, Saint-Gobain Building Distribution Ltd reported a turnover of £681.498m, a pre-tax profit of £6.64m, shareholders' funds of £278.829m and a net worth of £141.576m. (Source: riskdisk.com 01.06.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 95 Band D (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

Seller's Solicitor Ms J Boot, Wallace LLP. Tel: 0207 467 8730 e-mail: jackie.boot@wallace.co.uk