

Castleford

54B-54E Carlton Street West Yorkshire WF10 1AH

- Freehold Shop Investment
- Central position opposite Marks & Spencer
- Tenants include Cancer Research UK, Poundworld (Kissy's Cards) and Specsavers
- To be offered as four lots
- Total Current Rents Reserved **£120,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Castleford is a market town with a population of some 39,000 and is located some 10 miles south-east of Leeds and 20 miles south-west of York. The town has good road communications being adjacent to the M62 Motorway and A1(M).
The property is situated in the town centre, opposite Marks & Spencer and adjacent to Co-operative supermarket.
Occupiers close by include Savers, Heron Frozen Food, Santander, Lloyds, Coral, Greggs and a shopping centre.

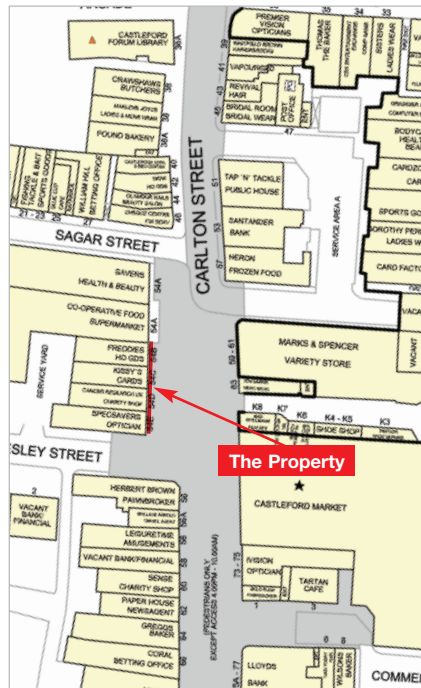
Description
The properties are arranged on ground and two upper floors to provide four shop units with ancillary upper floors. Bennetts Roast House intend to commence trading on 9th May 2016.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Buyer's Premium
Buyers will pay 1% + VAT of the purchase price towards the seller's costs.



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
145	54E Carlton Street	Specsavers Optical Superstore Ltd (1)	Ground Floor Sales 120.21 sq m (1,294 sq ft) First Floor 22.46 sq m (242 sq ft) Second Floor 27.03 sq m (291 sq ft) Total 169.73 sq m (1,827 sq ft)	15 years from 25.03.2006 Rent review every 5th year FR & I	£32,000 p.a.	Rent Review 2016
146	54D Carlton Street	Cancer Research UK	Ground Floor Sales 94.76 sq m (1,020 sq ft) First Floor 18.49 sq m (199 sq ft) Second Floor 27.96 sq m (291 sq ft) Total 141.21 sq m (1,520 sq ft)	10 years from 24.06.2004 Rent review every 5th year FR & I	£31,000 p.a.	Holding Over
147	54C Carlton Street	Poundworld Retail Ltd (t/a Kissy's Cards)	Ground Floor Sales 94.76 sq m (1,020 sq ft) First Floor 21.46 sq m (231 sq ft) Second Floor 27.03 sq m (301 sq ft) Total 143.25 sq m (1,542 sq ft)	5 years from 02.08.2012 FR & I	£30,000 p.a.	Reversion 2017
148	54B Carlton Street	Bennetts Roast House Ltd to be Butchers	Ground Floor Sales 128.20 sq m (1,380 sq ft) First Floor 22.48 sq m (242 sq ft) Second Floor 30.01 sq m (323 sq ft) Total 180.69 sq m (1,945 sq ft)	5 years from 29.03.2016 FR & I There is a rent free period until 28.07.2016 which the seller will top up on completion	£27,000 p.a.	

NB. Areas provided by the Vendor.
(1) For the year ended 28th February 2015 Specsavers Optical Superstore Ltd reported a turnover of £433.820m, a pre-tax profit of £20.398m and a net worth of £54.568m. (Source: riskdisk.com 19.04.2016.)

Total £120,000 p.a.

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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LOTS
145-148

LOT 145

LOT 146

LOT 147

LOT 148