

Catterick Garrison

Unit F

Richmondshire Walk

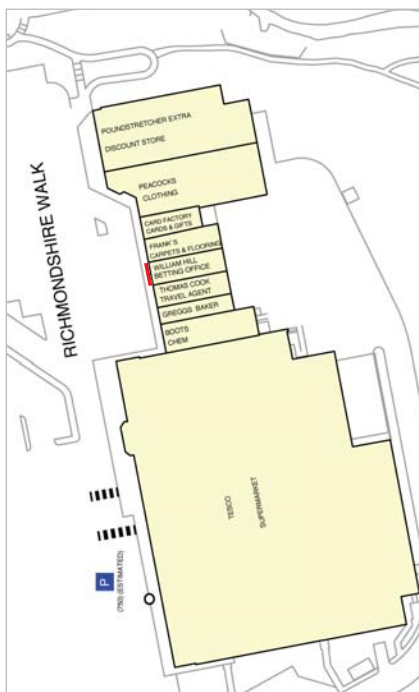
North Yorkshire

DL9 3EN

- **Virtual Freehold Shop Investment**
- Let to William Hill Organization Ltd
- Lease expires 2023
- Forms part of the main town centre shopping centre
- Catterick is the largest British Army Garrison
- Upwards Only Rent Review June 2013
- Current Rent Reserved

£35,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Long leasehold. Held on a lease for a term of 999 years from October 2000 at a peppercorn rent. The holder of the long lease is entitled to a share in the management company which holds the freehold interest of the site, but does not include the part of the site which is occupied by Tesco.

Location

Catterick Garrison is the largest British Army Garrison in the world with a population of around 12,000. The town is situated to the south of Richmond and about 3 miles west of the A1 and the Yorkshire Dales and North Yorkshire Moors are within easy reach. Richmondshire Walk provides the principal shopping facilities serving the town and Garrison where traders include a Tesco Supermarket, Boots, Greggs, Thomas Cook, Card Factory, Peacocks, Poundstretcher and McDonald's. There is a large car park to the front.

Description

The property is arranged on the ground floor only to provide a shop forming part of a purpose built parade of similar shops, which we understand was constructed in 1999/2000. There is service access from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.15 m	(20' 2")
Net Frontage	5.60 m	(18' 5")
Shop & Built Depth	19.05 m	(62' 6")

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 15 years from 20th June 2008 at a current rent of £35,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 28th December 2010, William Hill Organization Ltd reported a turnover of £14.569m a pre-tax profit of £253.995m, shareholders' funds of £158.261m, net assets of £158.261m and a negative net worth of £674.229m. (Source: riskdisk.com 25.08.2011.)

VAT

VAT is 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 to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 62 Catterick Garrison**.