



### Tenure

Freehold.

### Location

Wakefield has a population of approaching 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 M62 (Junction 3) motorways and benefits from regular rail services to destinations throughout the north-east.

The property is situated in a central parade where occupiers include Age UK, Nationwide and BetFred. There is a bus stop outside the shop.

### Description

The property is arranged on ground and two upper floors to provide a large shop unit with ancillary storage accommodation above. The property has the benefit of rear access.

The property provides the following accommodation and dimensions:

Gross Frontage	11.15 m	(36' 7")
Net Frontage	10.75 m	(35' 3")
Shop & Built Depth	24.65 m	(80' 10")
First Floor	81.5 sq m	(877 sq ft)
Second Floor	62.0 sq m	(667 sq ft)

### Tenancy

The entire property is at present let to R & BVG LTD (t/a Cash Converter) for a term of years expiring 7th August 2023 by way of a reversionary lease for 10 years from 7th August 2013 at a current rent of £34,000 per annum, exclusive of rates. The lease provides for an increase to £35,000 per annum in 2013 and rent review in 2018 and contains full repairing and insuring covenants.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 65 Wakefield**.

## Wakefield

### 14 The Springs

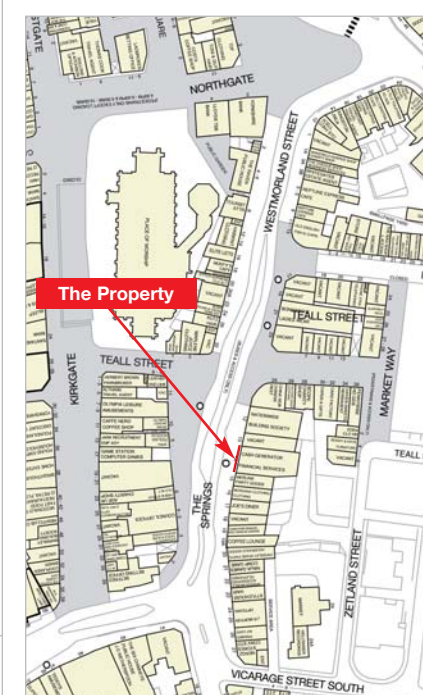
### West Yorkshire

### WF1 1QE

- **Freehold Shop Investment**
- Let on a lease expiring 2023
- Trades as Cash Converters
- Rental increase to £35,000 in 2013, Rent Review 2018
- Current Rent Reserved

**£34,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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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