



Tenure

Freehold.

Location

Brighthouse is a popular town situated some 12 miles south-west of Leeds city centre and 1 mile from Junction 25 of the M62 Motorway. The property is situated within the town centre on the south side of Owlter Ings Road (A643), which is part of the inner ring road approximately 1 mile west of Junction 25 of the M62 Motorway. Occupiers close by include a large Wilkinson store, Barclays Bank and HSBC amongst others.

Description

The property is arranged on ground and mezzanine floors to provide a tyre fitting depot with good road frontage. The property benefits from 3.8 metre eaves and full height roller shutter doors to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	15.87 m	(51' 10")
Ground Floor	352.1 sq m	(3,790 sq ft)
Mezzanine Floor	103.0 sq m	(1,110 sq ft)
Total	455.1 sq m	(4,899 sq ft)

Tenancy

The entire property is at present let to KWIK-FIT PROPERTIES LTD for a term of 30 years from 22nd December 1997 at a current rent of £31,337 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is surety from Kwik-Fit Holdings Ltd.

Tenant Information

Kwik Fit are the leading fast fit supplier of tyres and trade from over 600 centres throughout the UK. Website: www.kwik-fit.com. For the year ended 31st March 2015, Kwik-Fit Properties Ltd did not report a turnover. They reported a pre-tax profit of £123,000, shareholders' funds and a net worth of £2.117m. (Source: Experian 12.09.2016). For the financial year ended 31st March 2015 Kwik-Fit Holdings Ltd did not report a turnover. They reported a pre-tax profit of £11,000, shareholders' funds and a net worth of £28.527m. (Source: Experian 12.09.2016).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

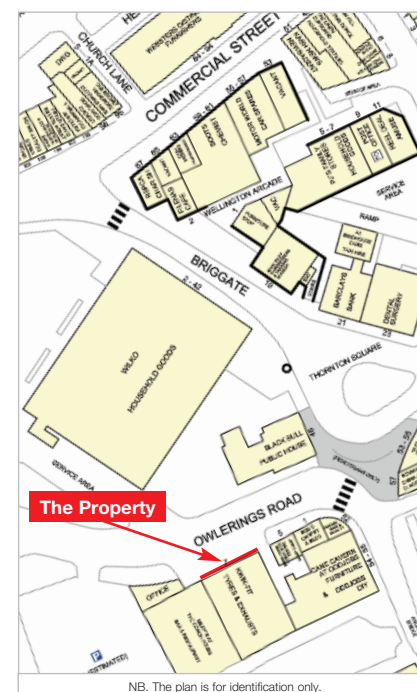
For EPC Rating please see website.

Brighthouse

9 Owlter Ings Road
West Yorkshire
HD6 1EJ

- Freehold Tyre Depot Investment comprising a total of 455.1 sq m (4,899 sq ft)
 - Let to Kwik-Fit Properties Ltd with surety from Kwik-Fit Holdings Ltd
 - Lease expires 2027
 - Town Centre Location
 - Rent Review 2017
 - Current Rent Reserved
- £31,337 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.