

Leeds
368 Kirkstall Road
West Yorkshire
LS4 2HQ

- Freehold Betting Shop and Residential Investment
- Shop let to William Hill (North Eastern) Ltd (1)
- Two self-contained flats
- Located opposite McDonald's and the Warner Village Leisure Complex
- VAT is NOT applicable
- Rent Review 2013
- Total Current Rents Reserved
£15,200 pa



Tenure
Freehold.

Location

Kirkstall is a suburb of north-west Leeds located 2 miles from the city centre. The property is situated within an established retail location on Kirkstall Road (A65) which provides access into Leeds city centre as well as Junction 42 of the M1 via the M621. A McDonald's restaurant is located opposite together with the Warner Village Leisure Complex, which is a popular attraction to the local area. Other occupiers include a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit and two self-contained flats arranged over first and second floors. The property intercommunicates with the adjoining property (No. 370) which also trades as William Hill and does not form part of the sale.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 150 Leeds**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	William Hill (North-Eastern) Ltd (1)	Gross Frontage 4.95 m (16' 2") Net Frontage 4.60 m (15' 1") Shop Depth 8.75 m (28' 7") Built Depth 12.45 m (40' 8")	20 years from 19th June 1998 Rent review every 5th year IR & I (2)	£7,400 p.a.	Rent Review 2013
First Floor Flat	Individual	First Floor Flat – 2 Rooms, Kitchenette and Bathroom with WC and Shower (3)	6 month AST from 27/06/11	£3,900 p.a. (annualised)	
Second Floor Flat	Individual	Second Floor Flat – 2 Rooms, Kitchenette and Shower Room with WC (3)	6 month AST from 8/10/10	£3,900 p.a. (annualised)	

- (1) William Hill (North-Eastern) Ltd, is a non-trading company whose parent company is William Hill Organization Ltd and whose ultimate holding company is William Hill plc. The rent is presently being invoiced and received by William Hill Organization Ltd. Although not party to the lease, for the year ended 28th December 2010, William Hill Organization plc reported a turnover of £14,569bn, a pre-tax profit of £253.9m, a negative return of £674.22m and a shareholders' funds of £158,260m. (Source: riskdisk.com 06.09.11.) William Hill operate from around 2,300 betting shops across the UK and Ireland and are one of the UK's leading bookmakers. Website Address: www.williamhill.co.uk
- (2) The lease contains a full re-instatement clause obligating the tenant to replace the dividing wall and re-instate the shop front at the end of the lease.
- (3) Details provided by Vendor. Not inspected by Allsop.

Total £15,200 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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