



### Tenure

Leasehold. Held for a term of years expiring 13th May 3006 (thus having some 988 years unexpired) at a ground rent of a peppercorn.

### Location

Harrogate is a popular, prosperous and attractive conference and spa town located 13 miles north of Leeds with a population of some 76,000.

Communications are provided by the A661, which provides access to the A1 and train services from Harrogate Rail Station.

The property is situated in the town centre, on the south side of Station Bridge, an established trading location adjacent to Harrogate Rail Station. Occupiers close by include Zizzi, Everyman Cinema, Carluccio's, Prezzo and Byron, amongst other local occupiers.

### Description

The property is arranged on basement and ground floors to provide a shop with basement ancillary accommodation. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Basement	49.6 sq m	(534 sq ft)
Ground Floor	65.5 sq m	(705 sq ft)
<b>Total</b>	<b>115.1 sq m</b>	<b>(1,239 sq ft)</b>

NB. Not measured by Allsop.

Floor area sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

### Tenancy

The property is at present let to GAMES WORKSHOP LIMITED (t/a War Hammer) for a term of 10 years from 9th March 2017 at a current rent of £14,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease provides a tenant's break option on the fifth anniversary of the term.

### Tenant Information

Website Address: [www.games-workshop.com](http://www.games-workshop.com)

For the year ended 28th May 2017, Games Workshop Limited reported a turnover of £123.648m, a pre-tax profit of £37.821m, shareholders' funds of £36.359m and a net worth of £23.245m. (Source: Experian 21.02.2018.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Harrogate

### 5 Station Bridge

### North Yorkshire

### HG1 1SS

- **Virtual Freehold Shop Investment**
- Adjacent to Harrogate Rail Station in the town centre
- Let to Games Workshop Limited until 2027 (1)
- Rent Review 2022
- Current Gross Rent Reserved  
**£14,000 pa**

**On the Instructions of a Major Fund**

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