

# Halifax

## Pellon Lane Retail Park

### Pellon Lane West Yorkshire HX1 5QX

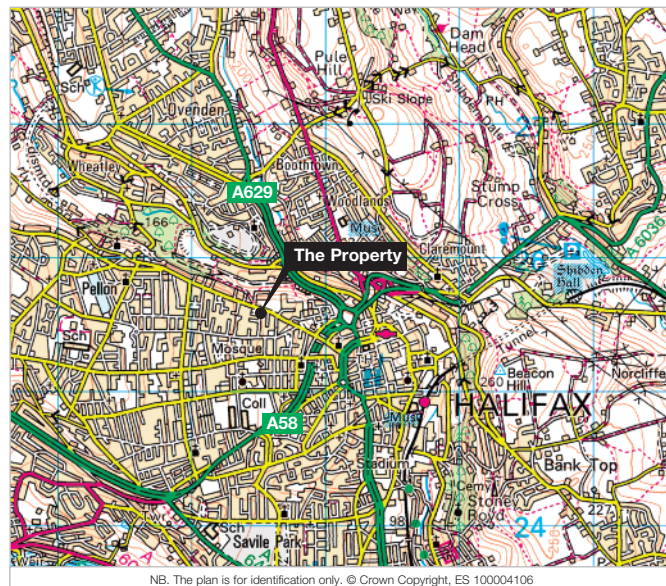
- **Freehold Retail Park Investment**
- Comprising five retail units and car parking
- Total accommodation 1,840.3 sq m (19,810 sq ft)
- Tenants include Travis Perkins, Sue Ryder and Farmfoods Ltd
- Established out of town retailing location within 1 mile of Halifax town centre

• Total Current Rents Reserved  
**£141,308.50 pa**  
**Rising to £146,284.50**  
**pa in 2018 plus**  
**Vacant Possession**  
**of Unit 2**

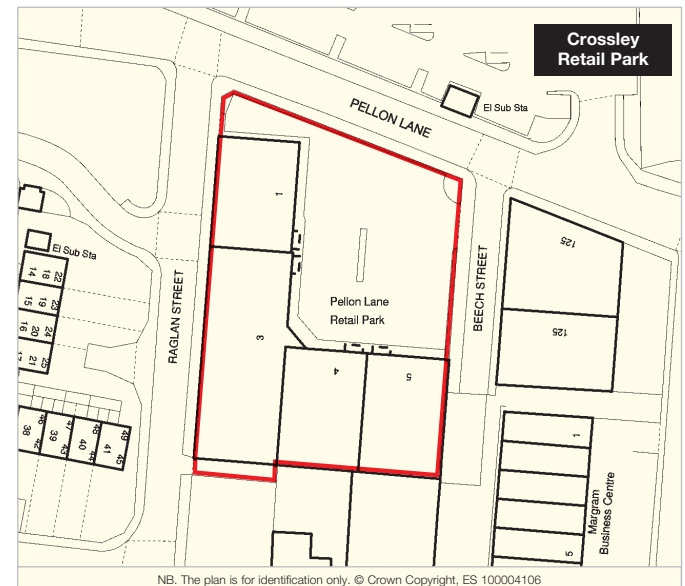
On the Instructions of



**SEVEN WEEK COMPLETION**  
**AVAILABLE**



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#### Tenure

Freehold.

#### Location

Halifax is one of West Yorkshire's principal commercial centres, with a population in excess of 91,000. The town is located just to the north of Junction 24 of the M62 Motorway.

The property is located in an established out of town retailing location on the south side of Pellon Lane, between its junctions with Raglan Street and Beech Street, approximately 1 mile to the west of Halifax town centre and 0.6 miles west of the A58.

The established Crossley Retail Park is directly opposite the property, where occupiers include Iceland, Pets at Home, Halfords, Home Bargains and Aldi. Other nearby occupiers include Kwik Fit, Screwfix, Howdens Joinery and Argos amongst others.

#### Description

The property is arranged around a communal car park for 40 cars to provide five purpose built single storey retail units extending to a total of 1,840.3 sq m (19,810 sq ft).

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Travis Perkins (Properties) Ltd (1) (t/a Tool Station)	Ground Floor 335.3 sq m (3,609 sq ft)	15 years from 12.10.2009 Rent review every 5th year FR & I Tenant's option to determine 12.10.2019	£30,608.50 p.a.	Rent Review 2019
Unit 2	Vacant	Ground Floor 244.3 sq m (2,630 sq ft)			NB. Terms were provisionally agreed (subject to contract) with Subway for part of the property (1,356 sq ft) at £15,000 p.a.
Unit 3	Farmfoods Ltd (2)	Ground Floor 503.2 sq m (5,417 sq ft)	10 years from 01.11.2013 FR & I	£40,000 p.a.	Reversion 2023
Unit 4	Sue Ryder (3)	Ground Floor 471.0 sq m (5,069 sq ft)	10 years from 26.02.2015 Rent review every 5th year FR & I	£39,700 p.a. Rising to £40,940 p.a. in 2017 and £44,676 p.a. in 2018 (Rent commencement date 27.03.2016)	Rent Review 2020
Unit 5	James Hargreaves (Plumbers Merchants) Ltd (4) (Not in Occupation)	Ground Floor 317.6 sq m (3,419 sq ft)	15 years from 20.01.2010 Rent review 5th year FR & I Tenant option to determine 20.01.2020	£31,000 p.a.	Rent Review 2015
		<b>Total</b> 1,871.4 sq m (20,144 sq ft)	<b>Total £141,308.50 p.a.</b>		

(1) For the financial year ended 31st December 2014, Travis Perkins (Properties) Ltd reported a turnover of £74.449m, a pre-tax profit of £47.386m, shareholders' funds of £329.582m and a net worth of £329.582m. (Source: riskdisk.com 21.12.2015.)

(2) For the financial year ended 3rd January 2015, Farmfoods Ltd reported a turnover of £811.765m, a pre-tax profit of £20.810m, shareholders' funds of £80.780m, and a net worth of £80.780m. (Source: riskdisk.com 21.12.2015.)

(3) For the financial year ended 31st March 2015, Sue Ryder did not report a turnover, but did report a pre-tax profit of £2.043m, shareholders' funds of £47.756m and a net worth of £47.756m. (Source: riskdisk.com 21.12.2015.)

(4) For the financial year ended 31st December 2014, James Hargreaves (Plumbers Merchants) Ltd reported a turnover of £48.532m, a pre-tax profit of £4.301m, shareholders' funds of £15.209m and a net worth of £15.159m. (Source: riskdisk.com 21.12.2015.)