

Rothwell

50-52 Commercial Street

Leeds

West Yorkshire

LS26 0QB

- **Freehold Shop Investment**
 - Let to Your-Move.co.uk
 - Busy pedestrianised location
 - No VAT applicable
 - Current Rent Reserved
- £19,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rothwell, with a population of some 21,000, is a market town located on the A654, approximately 5 miles south of Leeds and 6 miles north of Wakefield.

The property is situated on a busy pedestrianised street close to Morrisons, whilst to the rear are NatWest, Subway and Betfred, together with Rothwell Car Park.

Other occupiers close by include Yorkshire Building Society (adjacent), Specsavers, William Hill, Thomas Cook and Boots.

Description

The property is arranged on ground and one upper floor to provide a ground floor estate agents with staff and ancillary accommodation above.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------------|-------------------|--------------------|
| Gross Frontage | 8.70 m | (28' 6") |
| Net Frontage | 7.75 m | (25' 5") |
| Shop and Built Depth | 9.10 m | (29' 10") |
| Ground Floor | 64.97 sq m | (699 sq ft) |
| First Floor | 55.97 sq m | (602 sq ft) |

Tenancy

The entire property is let to YOUR-MOVE.CO.UK LTD for a term of 10 years from 26th November 2012 at a current rent of £19,000 per annum. The lease provides for a rent review at the end of the fifth year and contains full repairing and insuring covenants. The lease contained a tenant option to break in 2017, but this was not exercised and the opportunity to do so has now passed.

Tenant Information

For the year ended 31st December 2016, Your-Move.co.uk Limited reported a turnover of £89.138m, a pre-tax profit of £346,000, shareholders' funds of £27.555m and a net worth of £22.163m. (Source: Experian 31.10.2017.)

Your Move have 285 branches across the country (Source: www.your-move.co.uk).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).



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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