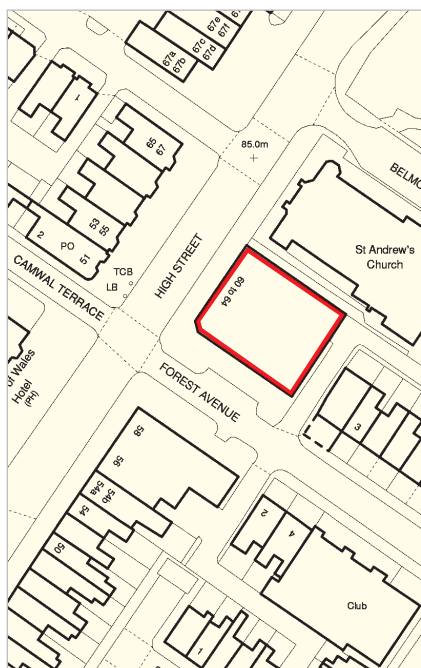


Harrogate **60-64 High Street** **Starbeck** **North Yorkshire** **HG2 7JE**

- **Freehold Convenience Store and Ground Rent Investment**
- Established retail location
- Shop let to Martin McColl Ltd
- Lease expiry November 2023 (no breaks)
- Rent Review 2018 linked to higher of 2.5% per annum compounded (£44,800 p.a.) or open market rent
- Upper floors to be sold off
- Total Current Rent Reserved

£39,600 pa
rising in 2018 to a
minimum of £44,800 pa



Tenure
 Freehold.

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 located in a suburb of Harrogate known as Starbeck and is situated in an established retail location on the east side of High Street, at the junction with Forest Avenue. Occupiers close by include Co-operative Food (opposite), Post Office, William Hill, KFC, Age UK, Pizza Hut and a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a convenience store with ancillary accommodation to the rear. The first floor will be sold off for a residential development. The property benefits from 8 car parking spaces to the side.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Martin McColl Limited (1)	Ground Floor (2) 427 sq m (4,596 sq ft)	15 years from 07.11.2008 Rent review every 5th year to the higher of 2.5% per annum compounded or open market rent. FR & I	£39,600 p.a.	Rent Review 2018
First	Bates & Hemingborough	First Floor (2) 267.02 sq m (2,874 sq ft)	250 years from completion of the sale	Peppercorn	

- (1) 'We are proud to be one of the UK's leading neighbourhood retailers, with a growing estate of 1,375 managed convenience stores and newsagents' (Source: www.mccolls.co.uk).
 For the year ended 29th November 2015, Martin McColl Limited reported a turnover of £489.3m, a pre-tax profit of £22.2m, shareholders' funds of £134.7m and a net worth of £91.3m. (Source: Experian 25.04.2017.)
 (2) Not inspected by Allsop. Floor areas provided by seller.

Total £39,600 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

Seller's Solicitor Steve Stanier, HLW Keeble Hawson LLP. Tel: 0113 399 3414 e-mail: stevestanier@hlwkeeblehawson.co.uk