

Halifax

26-30 Southgate and
16 King Edward Street
West Yorkshire
HX1 1DL

- Attractive Grade II Listed Town Centre Freehold Shop Investment
- Majority let to Poundworld Retail Ltd
- On assignment from SportsDirect.com Retail Ltd
- Prominent listed corner building
- Pedestrianised position
- Total Current Rents Reserved
£143,750 pa

On the Instructions of



**SIX WEEK COMPLETION
AVAILABLE**



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 situated on the western side of pedestrianised Southgate, on the corner with King Edward Street opposite Halifax Borough Market. Occupiers close by include Warren James (adjacent), Game, Caffè Nero, Greggs, Santander, Vodafone, Burton and Wilko, amongst others.

Description

This attractive Grade II listed former Victorian arcade is arranged on basement, ground and two upper floors to provide a large ground floor retail unit with first and second floor ancillary accommodation above. There is a self-contained basement, which is separately let.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 147 Band F (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, First and Second 28/30 Southgate	Poundworld Retail Ltd (1) (on assignment from Sports Direct.com Retail Limited)	Gross Frontage 18.2 m Net Frontage 17.3 m Return Frontage 18.75 m Shop Depth 19.4 m Built Depth 31.5 m Ground Floor 446.3 sq m First Floor (GIA) 539.3 sq m Second Floor 72.8 sq m	(59' 8") (56' 9") (61' 6") (63' 8") (103' 4") (4,804 sq ft) (5,805 sq ft) (784 sq ft)	10 years from 27.06.2008 Rent review in the 5th year Effectively FR & I	£125,000 p.a. Reversion 2018
Basement 26 Southgate	Banana Beach Tanning Corporation Ltd (Not in occupation)	Basement 351.8 sq m	(3,787 sq ft)	5 years from 17.01.2014 Rent review and tenant's option to break at the end of the 3rd year Effectively FR & I	£18,750 p.a. January 2017 break exercised
16 King Edward Street	AT & AM Mohamed Ghoneim (t/a Cash Generator) (sub let)	Gross Frontage 9.5 m Built Depth 13.6 m	(31' 2") (44' 7")	200 years from 31.10.2003	Peppercorn Reversion 2203

(1) For the year ended 31st March 2015, Poundworld Retail Ltd reported a turnover of £422.304m, a pre-tax profit of £13.726m, shareholders' funds of £23.061m and a net worth of £22.197m. (Source: riskdisk.com 11.10.2016.)

Total £143,750 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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