

Dewsbury

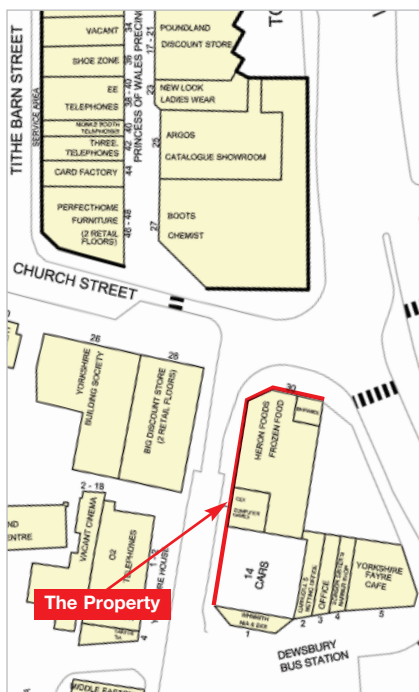
30 South Street & 30 Church Street

West Yorkshire

WF13 1LB

- **Freehold Shop Investment**
- Let to Heron Frozen Foods and CEX (Franchising) Ltd
- Prominent town centre location opposite Princess of Wales Shopping Centre
- Adjoining private car park
- Total Current Rents Reserved **£73,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Dewsbury, with a population of 55,000, is a well established market town in West Yorkshire situated some 9 miles south-west of Leeds. The town enjoys good access, via the A638, to the M1 motorway (Junction 40) and is also 3 miles from the M62 (Junction 28).

The property is situated in Dewsbury town centre on a prominent corner location on Church Street at its junction with South Street. The Princess of Wales Shopping Centre is situated opposite and the Dewsbury bus station is adjacent to the property.

Occupiers close by include WH Smith, O2, Boots, Argos, Card Factory, New Look, EE, Greggs, Holland & Barrett and Poundland amongst many others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops and upper ancillary storage space. The building is currently divided into two retail units with the larger unit comprising a supermarket on ground floor with ancillary accommodation on the first and second floors which are currently not in use by the tenant. The smaller unit is arranged on ground floor only. There is a private car park adjoining the property with space for approximately 14 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 107 Dewsbury**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 30 Church Street	Heron Frozen Foods Ltd (3)	Shop Depth 10.30 m (33' 9") Built Depth 16.38 m (53' 9") Ground Floor 394.80 sq m (4,034 sq ft) First Floor 453.40 sq m (4,881 sq ft) Second Floor 166.25 sq m (1,790 sq ft)	20 years from 26.08.1999 Rent review every 5th year FR & I	£57,000 p.a.	Reversion 2019
30 South Street	CEX (Franchising) Ltd (1) (2) t/a CEX (Sublet to Z.E.X. Yorkshire Ltd)	Gross Frontage 9.20 m (30' 2") Net Frontage 8.30 m (27' 3") Shop Depth 8.90 m (29' 3") Built Depth 8.90 m (29' 3") Ground Floor 78.85 sq m (849 sq ft)	10 years from 04.02.2010 Rent review in 5th year FR & I	£16,000 p.a.	Reversion 2020

(1) Guarantee from CEX Limited. For the year ended 30th June 2014, CEX Limited reported a pre-tax profit of £137,811, shareholders' funds of £173,417 and a net worth of £173,417. (Source: riskdisk.com 05.01.2015)

(2) For the year ended 30th June 2014, CEX (Franchising) Ltd reported a pre-tax profit of £1,787,916, shareholders' funds of £4,980,681 and a net worth of £4,980,681. (Source: riskdisk.com 05.01.2015)

(3) For the year ended 27th December 2014, Heron Frozen Foods Ltd reported a pre-tax profit of £1,908,478, shareholders' funds of £33,205,243 and a net worth of £33,205,243. (Source: riskdisk.com 05.01.2015)

Total £73,000 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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