

Tenure Freehold.

Location

Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (junctions 39, 40 and 41) and M63 (Junction 3) motorways and benefits from regular rail services to destinations throughout the North East.

The property is situated on the east side of Kirkgate, which to the north forms part of the main pedestrianised pitch in the town centre. Occupiers close by include Wilko, William Hill, BHF and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a parade of six ground floor shop units, two of which are double units, with first floor staff ancillary and storage accommodation.

VAT

VAT is not 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.

in Groun	mmodation (4)		Lease Terms		Current Rent	Next Review/
					£ p.a.	Reversion
First F	nd Floor 101.00 sq Floor 190.89 sq		10 years from 29.06.2011 Rent review every 3rd year FR & I		£16,000 p.a.	Rent Review 2020
d Ground First F	nd Floor 213.95 sq Floor 208.65 sq		6 years from 06.08.2015 (1) FR & I subject to a schedule of condition		£18,000 p.a.	Reversion 2021
(5) Ground First F	nd Floor 89.10 sq Floor 47.63 sq			ar		
hary Ground First F	nd Floor 143.15 sq Floor 91.03 sq		15 years from 24.07.2013 (2) Rent review every 5th year FR & I subject to a schedule of condition		£17,000 p.a.	Rent Review 2018
Groun First F	nd Floor 71.63 sq Floor 42.84 sq		6 years from 19.04.2016 (3) Rent increase to £10,000 p.a. in 2018 FR & I		£8,000 p.a.	Rent increase to £10,000 p.a. on 19.04.2018
	nd Floor 71.25 sq Floor 41.49 sq		3 years from 13.10.2017 FR & I		£10,000 p.a.	Reversion 2020
Total	l 1,312.61 sq i	m (14,129 sq ft)	Т	otal	£69,000 p.	a.
	First I	First Floor 41.49 sq	First Floor 41.49 sq m (447 sq ft)	First Floor 41.49 sq m (447 sq ft) FR & I Total 1.212 61 or m (14.120 or ft)	First Floor 41.49 sq m (447 sq ft) FR & I Total 1.212 61 aa m (14.120 aa ft) I	First Floor 41.49 sq m (447 sq ft) FR & I

(1) There is a tenant's break option at the end of third year of the term, subject to a £2,000 penalty payment.

(2) There is a tenant's break option at the end of the tenth year of the term.

(3) There is a tenant's break option at the end of the third year of the term.

(4) Not measured by Allsop. Floor Areas provided by the Vendor.

Wakefield

105/119 Kirkgate West Yorkshire WF1 1JG

- Freehold Shopping Parade
 Investment
- Comprising six shops (two are double units) adjacent to Wilko car park

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- A short walk from the pedestrianised part of Kirkgate in the town centre
- Unit 111 under offer with
 engrossments circulated (5)
- Totals 1,312.61 sq m (14,129 sq ft)
- Total Current Rents Reserved

£69,000 pa rising to £78,000 on completion of unit 111 letting⁽⁵⁾

SIX WEEK COMPLETION AVAILABLE



