

# Wakefield

## 1-9 (odd) Westgate & 8 Cathedral Walk West Yorkshire WF1 1JZ

- **Freehold Shop Investment**
- Comprising six shops
- Tenants include CEX, Greggs and TUI
- Prominent position in town centre on pedestrianised street
- Adjacent to the Ridings Shopping Centre
- Some 500m from Wakefield Westgate Rail Station
- Total Current Rents Reserved

**£175,500 pa**  
**Plus two vacant shops**

**On the Instructions of a Major UK Fund Manager**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

### Location

Wakefield 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. Wakefield Westgate Rail Station is some 500 metres from the property and has regular services to Leeds (15 minutes). This corner property is situated on the south side of the pedestrianised Westgate, at its junction with Cathedral Walk. An entrance to the Ridings Shopping Centre is adjacent to the property and is home to Marks & Spencer, Boots, and TK Maxx, amongst others. Other occupiers close by include Waterstones (adjacent), British Heart Foundation, Lloyds Bank, William Hill and Savers.

### Description

The property is arranged on ground and two upper floors to provide six shop units with ancillary upper parts, 1-9 Westgate on the first and second floors and 8 Cathedral Walk on the first floor only.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Westgate	Vacant	Ground Floor 102.95 sq m (1,108 sq ft) First Floor 90.98 sq m (979 sq ft) Second Floor 109.53 sq m (1,179 sq ft)	—	—	—
3 Westgate	CEX (Franchising) Limited (1)	Ground Floor 116.85 sq m (1,258 sq ft) First Floor 113.86 sq m (1,226 sq ft) Second Floor 43.69 sq m (470 sq ft)	10 years from 28.07.2017 Rent review and tenant's option to break 28.07.2022. FR & I	£38,000 p.a.	Rent Review 2022
5 Westgate	Thomas of York Limited (2)	Ground Floor 113.70 sq m (1,224 sq ft) First Floor 66.37 sq m (714 sq ft) Second Floor 37.49 sq m (403 sq ft)	10 years from 11.10.2011 Rent review in the 5th year FR & I	£50,000 p.a.	Reversion 2021
7 Westgate	Vacant	Ground Floor 103.93 sq m (1,119 sq ft) First Floor 55.78 sq m (600 sq ft) Second Floor 27.96 sq m (301 sq ft)	—	—	—
9 Westgate	TUI UK Retail Limited (3)	Ground Floor 108.76 sq m (1,171 sq ft) First Floor 54.75 sq m (589 sq ft) Second Floor 38.29 sq m (412 sq ft)	10 years from 21.04.2011 Rent review in the 5th year FR & I	£50,000 p.a.	Reversion 2021
8 Cathedral Walk	Greggs plc (4)	Ground Floor Sales 68.37 sq m (735 sq ft) Ground Floor Ancillary 22.45 sq m (242 sq ft) First Floor 82.97 sq m (893 sq ft)	5 years from 17.06.2015 FR & I	£37,500 p.a.	Reversion 2020

- (1) For the year ended 31st December 2017, CEX (Franchising) Limited reported a turnover of £14,484,335, a pre-tax profit of £1,964,182, shareholders' funds and a net worth of £9,751,709. (Source: Experian 20.02.2019.). The property has been underlet to Z.E.X. (Yorkshire) Ltd, a CEX franchise, at £38,000 per annum.
- (2) For the year ended 31st December 2017, Thomas of York Limited reported a turnover of £12,058,936, a pre-tax profit of £361,639, shareholders' funds of £6,015,187 and a net worth of £5,939,047. (Source: Experian 20.02.2019.)
- (3) For the year ended 30th September 2017, TUI UK Retail Limited reported a turnover of £201m, a pre-tax profit of £1m, shareholders' funds of £196m and a net worth of £191m. (Source: Experian 20.02.2019.)
- (4) For the year ended 30th December 2017, Greggs plc reported a turnover of £960.005m, a pre-tax profit of £71.945m, shareholders' funds of £299.363m and a net worth of £284.626m. (Source: Experian 20.02.2019.)

**Total £175,500 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** Ms S Boukas, CMS Cameron McKenna Nabarro Olswang LLP. Tel: 0207 367 3267 e-mail: [samira.boukas@cms-cmno.com](mailto:samira.boukas@cms-cmno.com)



