

# **Harrogate** **247 Skipton Road** **North Yorkshire** **HG1 3EY**

- **Freehold Convenience Store Investment**
  - Let to Costcutter Supermarkets Group Ltd
  - Lease expires 2024 (1)
  - Rent Review 2014
  - Current Rent Reserved
- £27,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Harrogate is an attractive spa town located 13 miles north of Leeds with a population of some 66,000. Communications are provided by the A661 which provides access to the A1 and Harrogate Rail Station. The property is situated on Skipton Road (A59) at its junction with Robert's Crescent and Knapping Hill just over a mile to the north of Harrogate town centre. The property is situated in a local parade together with six other local occupiers.

**Description**  
The property is arranged on ground and one upper floor to provide a double fronted ground floor convenience store together with ancillary offices, staff and storage to the first floor above. The property also benefits from a lock-up garage.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.25 m</b>	<b>(36' 90")</b>
<b>Net Frontage</b>	<b>7.55 m</b>	<b>(24' 75")</b>
<b>Shop &amp; Built Depth</b>	<b>16.80 m</b>	<b>(55' 10")</b>
<b>Ground Floor</b>	<b>164.30 sq m</b>	<b>(1,769 sq ft)</b>
<b>First Floor</b>	<b>162.75 sq m</b>	<b>(1,752 sq ft)</b>

## **Tenancy**

The entire property is at present let to COSTCUTTER SUPERMARKETS GROUP LTD for a term of 15 years from 1st December 2009 at a current rent of £27,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to determine on 24th November 2012 and 24th November 2015 on giving six months' notice and a rolling break from 24th November 2012 on giving twelve months' notice should another supermarket operator trade from a designated site nearby.

## **Tenant Information**

No. of Branches: 1,550.

Website Address: [www.costcutter.com](http://www.costcutter.com)

For the year ended 25th April 2010, Costcutter Supermarkets Group reported a turnover of £609.5m, a pre-tax profit of £10.575m and a net worth of £22.251m. (Source: riskdisk.com 14.12.2010.)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 38 Harrogate**.

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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