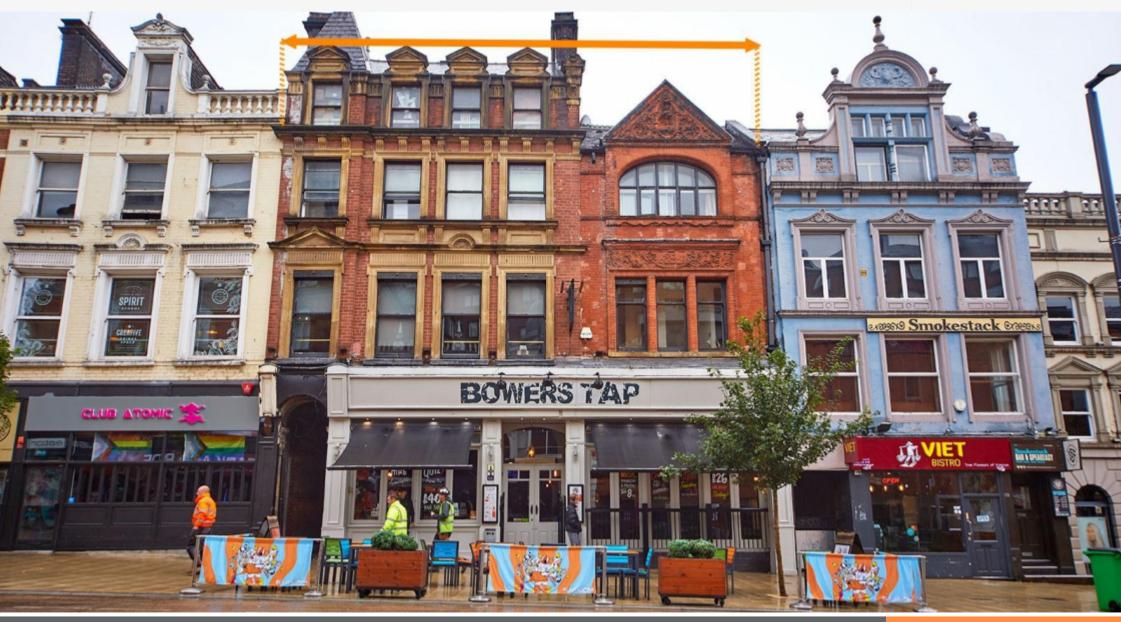
West Yorkshire LS1 6LY

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Long Let Public House Investment with Annual RPI Increases

www.acuitus.co.uk

West Yorkshire LS1 6LY

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Property Information

Freehold Long Let Public House Investment with Annual RPI Increases

- Substantial Public House in popular City Centre location
- Let to Barley Pub Company Ltd until May 2044 (no breaks) guaranteed by Stonegate Pub Company Ltd
- Annual RPI rent increases subject to a 2% collar and 4% cap
- Lease extended by 5 years in November 2020
- Approximately 613.16 sq m (6,600 sq ft)
- Opposite Briggate Students Accommodation
- Close to Trinity Leeds where retailers include Marks & Spencer, Tesco, McDonald's, Nando's, Wagamama, Boots the Chemist and Pandora
- Other nearby occupiers include Sainsbury's Local, Five Guys, Revolution Bar, Everyman Cinema and Caffè Nero

Lot

Auci

Rent

£167,517 per Annum Exclusive

Sector

Public House

Auction

2nd November 2023

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 15 miles south Harrogate, 26 miles south-west of York, 44 miles

north-east of Manchester

Roads M621, M1, A1(M), A64

Rail Leeds Train Station

Leeds Bradford Airport

Situation

Air

Leeds is the third largest City in the UK, with a resident population of over 750,000. The City boasts excellent communication links being within close proximity of the A61, M62 and M1. Leeds is the third busiest railway station outside of London with over 31 million passengers per annum.

The property is located within the prime retail and leisure quarter of Leeds City Centre, on the east side of Lower Briggate, close to its junction with Duncan Street. The new student accommodation scheme 'Briggate Students' is opposite with other nearby occupiers including Marks & Spencer, Tesco, Revolution Bar, Everyman Cinema, McDonald's, Nando's, Wagamama, Five Guys, Boots the Chemist and Caffè Nero.

Tenure

Freehold.

EPC

B37

Description

The property comprises a substantial public house trading on the ground and first floors. The kitchen, beer and spirit store and customer WC's are at basement level while the second floor comprises ancillary accommodation and a managers flat with 3 bedrooms, kitchen, bathroom and sitting room. A further 1 bedroom flat is provided at the third floor with sitting room, kitchenette and bathroom. The building is situated within a conservation area.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

West Yorkshire LS1 6LY

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement First Second Third	Public House Kitchen/Storage Public House Ancillary/3 bed staff flat 1 bed staff flat	209.03 195.10 209.03 Not Measured Not Measured	(2,250) (2,100) (2,250) Not Measured Not Measured	BARELY PUB COMPANY LIMITED guaranteed by STONEGATE PUB COMPANY LIMITED (1)	From 15/12/2004 until 21/05/2044 Annual RPI linked rent increases on 22nd May (2% collar and 4% cap). FR&I (2)	£167,517	21/05/2024 (Annually thereafter)
Total Commercial Area		613.16	(6,600)			£167,517	

⁽¹⁾ Following the acquisition of EI Group, Stonegate Pub Company is now the largest pub company in Britain with over 4,500 sites. The company operates traditional pubs in both high street and suburban locations, as well as leading branded bars including Slug & Lettuce, Yates, Walk about and Be At One (www.stonegategroup.co.uk).

⁽²⁾ The lease was extended in November 2020 for a further 5 years by way of reversionary lease (from 22/05/2039 to 21/05/2044).

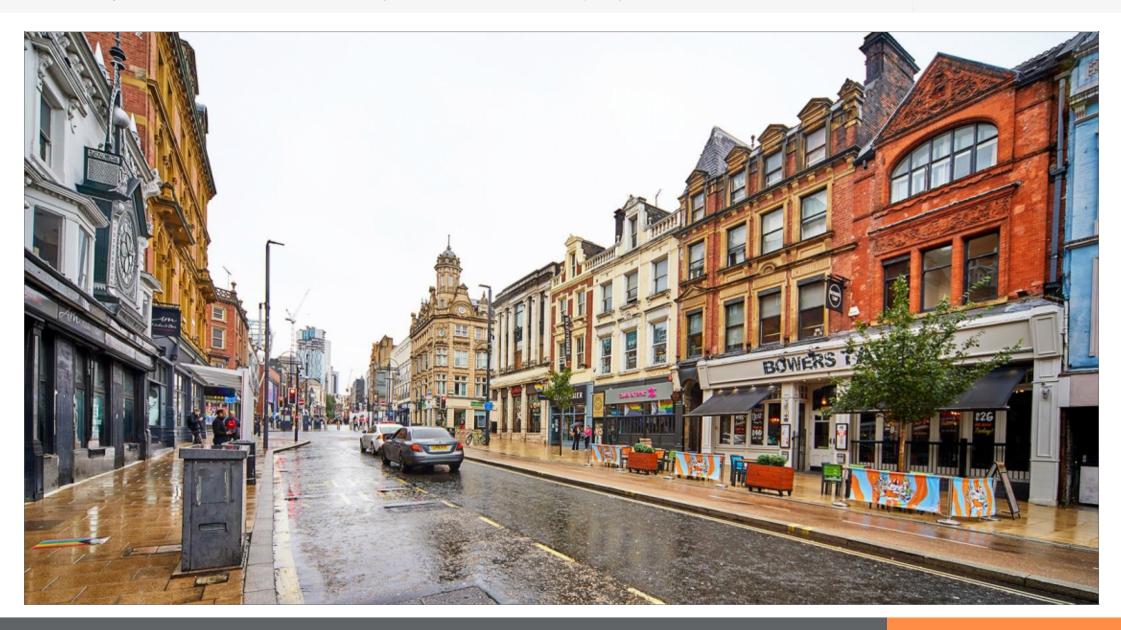
West Yorkshire LS1 6LY





West Yorkshire LS1 6LY

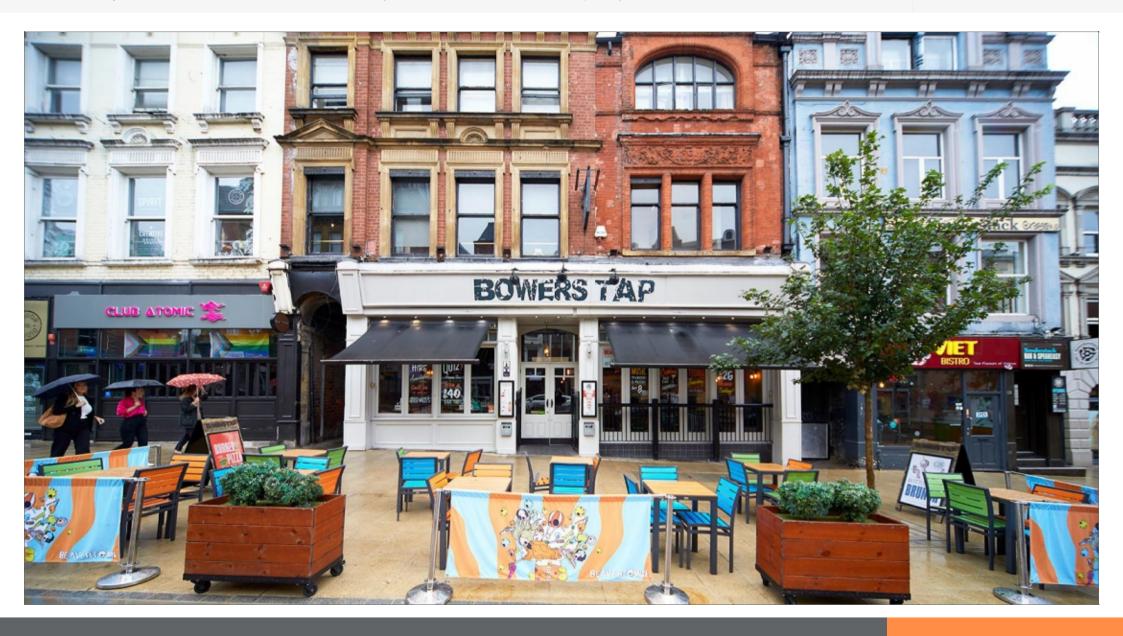




West Yorkshire LS1 6LY

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



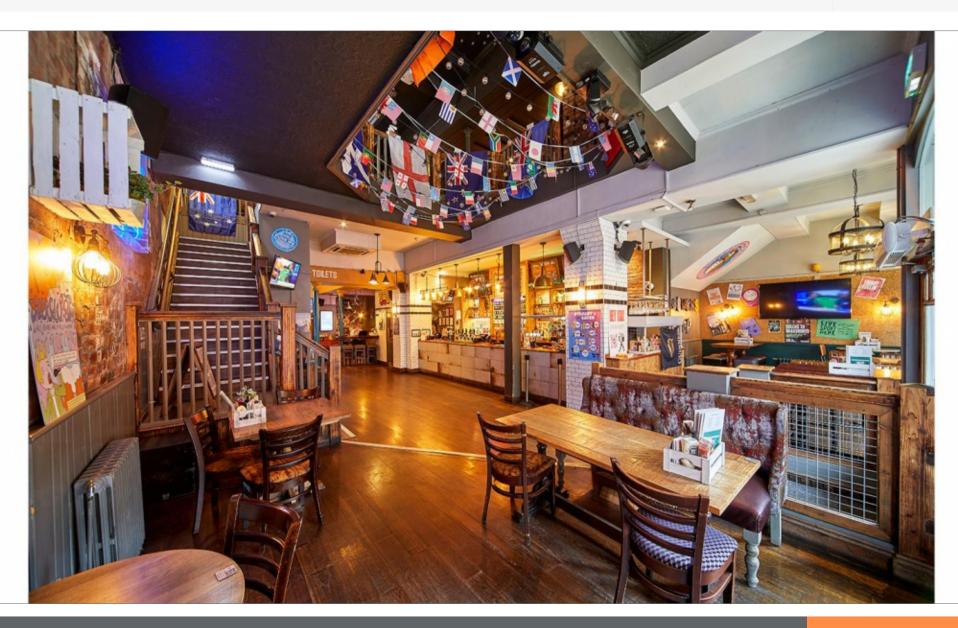


Freehold Long Let Public House Investment with Annual RPI Increases

www.acuitus.co.uk

West Yorkshire LS1 6LY





West Yorkshire LS1 6LY





West Yorkshire LS1 6LY

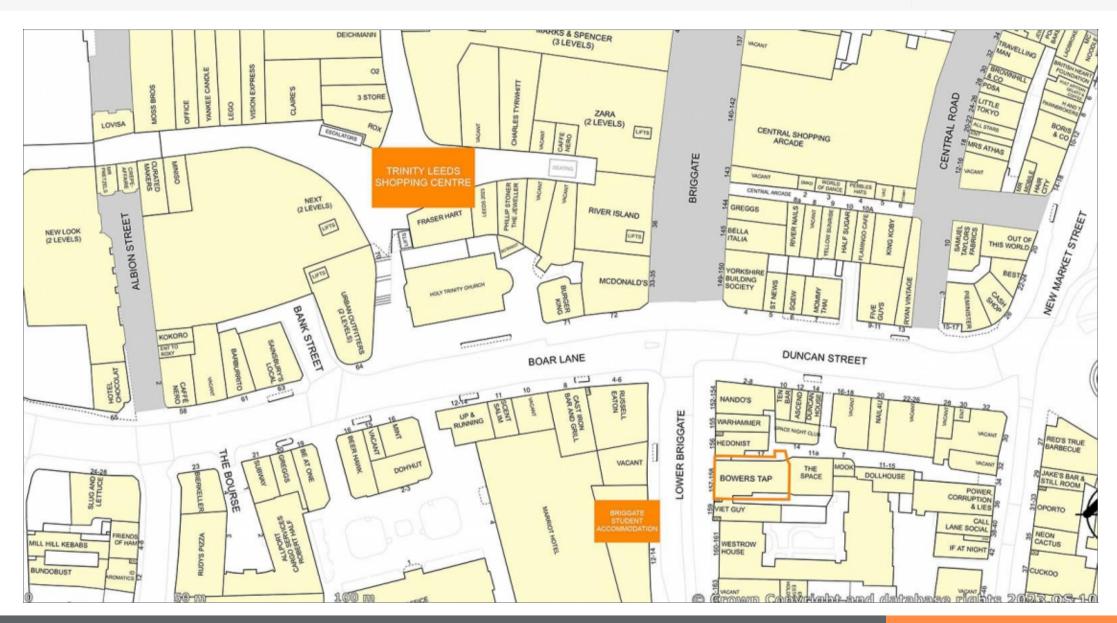




West Yorkshire LS1 6LY







West Yorkshire LS1 6LY

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

Shepherd and Wedderburn LLP Octagon Point, St Paul's 5 Cheapside London EC2V 6AA

Gabby Ives +44 (0)20 7429 4956 gabby.ives@shepwedd.com

Associate Auctioneers

Carrick Real Estate
1st Floor, Canada House, Chepstow Street
Manchester
M1.5FW

Steve Carrick +44(0)161 806 0455 +44 (0)7711 042 584 sc@carrickre.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020