

## 17 Kirkgate, Wakefield West Yorkshire WF1 1HS

lot 15

### Freehold Retail Investment

- Let to Games Station Limited
- Games Station Limited have occupied since November 1998
- Rent paid up to date
- Established pedestrianised town centre location
- Close to the entrance of the major Ridings Shopping Centre
- Nearby occupiers include Caffè Nero, Boots the Chemist and Yorkshire Building Society

Rent  
**£29,600**  
per annum  
exclusive



### Location

Miles: 8 miles south of Leeds  
20 miles north of Sheffield  
5 miles east of Dewsbury

Roads: M1, M62, A1

Rail: Wakefield Westgate Rail, Wakefield Kirkgate

Air: Leeds Bradford Airport

### Situation

The property is situated in a good position on the northern side of Kirkgate, a long established pedestrianised retail thoroughfare. The busy retail junction of Northgate, Kirkgate and Cathedral Walk are approximately 100 yards away. Neighbouring occupiers include Boots the Chemist, Caffè Nero and Marks & Spencer.

### Description

An attractive building comprising ground floor retail and ancillary accommodation on the two floors above. The property benefits from parking at the rear for 2 cars.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	119.4 sq m	(1,284 sq ft)	LET TO GAMES STATION LIMITED ON ASSIGNMENT FROM AND GUARANTEED BY J GLADWIN & S WALL (1)	10 years from 14.04.2000 until 17.12.2010 currently holding over.	£29,600
First	Ancillary	35.8 sq m	(386 sq ft)			
Second	Ancillary	20.5 sq m	(221 sq ft)			
<b>Totals</b>		<b>175.7 sq m</b>	<b>(1,891 sq ft)</b>			<b>£29,600</b>

(1) For the year ending 30th January 2010, Games Station Limited reported a turnover of £309,122,000, a pre-tax profit of £25,591,000 and a net worth of £76,113,000. (Source: www.riskdisk.com 11th March 2011)

### For further details please contact:

#### John Mehtab

Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
Email: john.mehtab@acuitus.co.uk

#### Helen Prince

Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.  
Email: helen.prince@acuitus.co.uk

www.acuitus.co.uk

### Solicitors:

#### Guest Walker

12A Shambles, York YO1 7LZ.  
Tel: +44 (0)1904 624903  
Email: john.walker@guestwalker.co.uk  
Ref: John Walker.

