17 Kirkgate, Wakefield West Yorkshire WF1 1HS

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 Rent **£29,600** per annum

lot 15

 Nearby occupiers include Caffè Nero, Boots the Chemist and Yorkshire Building Society

Miles: 8 miles south of Leeds

20 miles north of Sheffield 5 miles east of Dewsbury pads: M1, M62, A1

Roads: Mı, M62, Aı 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.

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Descriptio

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.

gamestation

Tenure Freehold.

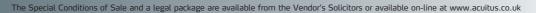
VAT is not applicable to this lot.



Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	119.4 sq m 35.8 sq m 20.5 sq m	(1,284 sq ft) (386 sq ft) (221 sq ft)	LET TO GAMES STATION LIMITED ON ASSIGNMENT FROM AND GUARANTEED BY J GLADWIN & S WALL (1)	contentity holding over.	Е29,600
Totals		175.7 sq m	(1,891 sq ft)			£29,600

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 nth March 2011)

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DUNDLAND

DRKSHIRE BUILDING SOCIET

BOOTS THE

IETY STORE

UB SPO

(2 RETAIL FLO

CAR

HERBERT BROW 10 MINOS PAWNBRO & JWI 0 LOSS

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KIRKGATE