

lot 48

15-17 Crown Street Halifax, West Yorkshire HX1 1TT

Rent
£28,000
per annum
exclusive
rising to
£30,000 in
May 2014 (1)

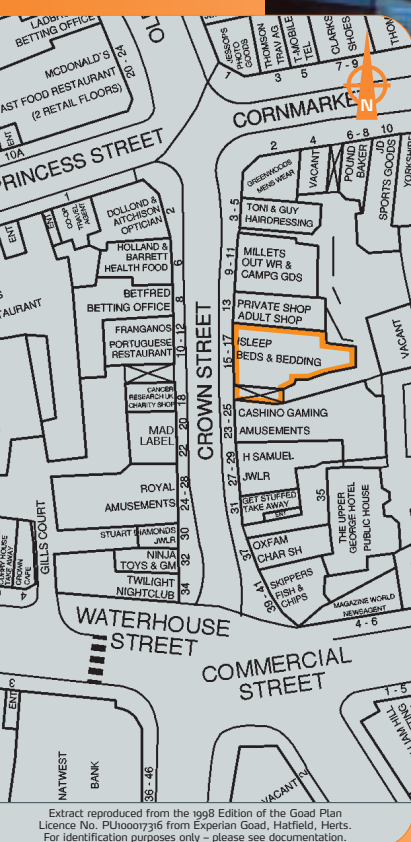
Freehold Retail Investment

- Let to Sleep (UK) Limited on recent 10 year lease
- Located on the busy pedestrianised Crown Street
- Fixed rental uplift in 2014 to £30,000

- Nearby occupiers include Dollond and Aitchison, Holland & Barrett, McDonald's and NatWest
- Six Week Completion Period Available



On behalf
of **PRUPIM**



Location

Miles: 18 miles west of Leeds
30 miles east of Manchester
Roads: A58, A629, M62 (J24 5 miles)
Rail: Halifax
Air: Leeds Bradford (13 miles), Manchester International (31 miles)

Situation

The property is situated on the busy pedestrianised Crown Street which is 320 metres from the Woolshops Shopping Centre near the centre of Halifax town centre. Nearby occupiers include Dollond and Aitchison, Holland & Barrett, McDonald's and NatWest.

Description

The property is a substantial retail building comprising retail accommodation on the ground floor and ancillary accommodation on the first, second and third floors on a busy pedestrianised street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Storage	100.52 sq m	(1,083 sq ft)	SLEEP (UK) LIMITED	10 years from 26/05/2011 until 25/05/2021 on a full repairing and insuring lease	£28,000 (1)	2014 (2), 2016 (3)
Ground	Retail	176.79 sq m	(1,903 sq ft)				
First	Ancillary	106.37 sq m	(1,145 sq ft)				
Second	Ancillary	105.45 sq m	(1,135 sq ft)				
Third	Ancillary	88.44 sq m	(952 sq ft)				

Totals 577.57 sq m (6,218 sq ft) **£28,000 (1)**

- (1) Under the terms of the lease the current rent reserved is £20,000 p.a.x. until 26th May 2013 when there is an uplift to £28,000 p.a.x. The Seller will pay the buyer the rent that would have been payable from completion until 26th May 2013. Therefore, the property will produce £28,000 per annum exclusive from completion of sale.
(2) Fixed rental uplift to £30,000 per annum exclusive.
(3) Open Market rent review on 26/05/2016.

For further details please contact:

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