## Sue Ryder, 1 Castlegate, Knaresborough North Yorkshire HG<sub>5</sub> 8AR

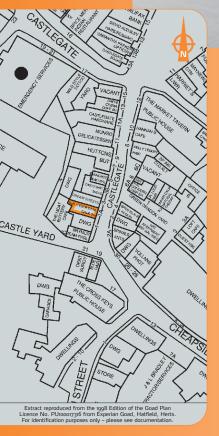
Freehold Retail Investment

lot 9

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Affluent Yorkshire market town with high level of tourist footfall
- Nearby occupiers include Halifax, Cancer Research and William Hill
- Six Week Completion Period Available



Sne Ryder



- Miles: 4 miles north-east of Harrogate 18 miles west of York
  - 18 miles north of Leeds
- Roads: A1, A59, A661 Rail: Knaresborough Rail Station Air: Leeds Bradford International Airport

Knaresborough is an attractive and affluent market town situa close to Harrogate and the city of York. The property is situat the west side of Castlegate which is in the centre of Knaresborough. Nearby occupiers include Halifax, Cancer Research and William Hill.

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VAT is not applicable to this lot.

Freehold. VAT

Floor	Use	Floor Areas (A	Approx)	Tenant	Term	Rent p.a.x.	Review			
Ground First and Second	Retail Retail	39.21 sq m 37.53 sq m	(422 sq ft) (404 sq ft)	SUE RYDER (1)	10 years from completion until 2022 on a full repairing and insuring lease.	£10,000	2017			

## Totals (826 sq ft) £10,000 76.74 sq m

(1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (Source: www.sueryder.org). For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, a pre-tax profit of £2,153,000 and a total net worth of £45,059,000. (Source: www.riskdisk.com 24/08/2012)

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The property comprises retail accommodation on the ground floor and ancillary accommodation on the first and second floors.

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