

lot 9

## Sue Ryder, 1 Castlegate, Knaresborough North Yorkshire HG5 8AR

Rent  
£10,000  
per annum  
exclusive

### Freehold Retail Investment

- 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



On behalf of  
Sue Ryder

*Sue Ryder*



### Location

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

### Situation

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

### Description

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

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

**Six Week Completion Period Available**

### Tenancy and accommodation

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

<b>Totals</b>	<b>76.74 sq m</b>	<b>(826 sq ft)</b>	<b>£10,000</b>
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(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.sue Ryder.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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