

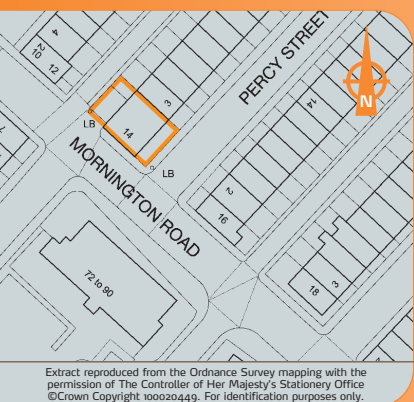
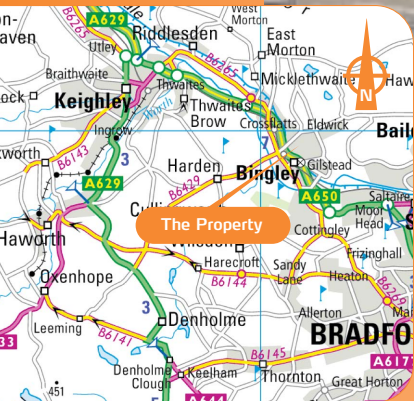
lot 8

**McColl's Convenience Store, 14 Mornington Road
Bingley, Near Keighley, West Yorkshire BD16 4NL**

Rent
£23,000
per annum
exclusive

**Freehold Retail and Residential
Investment**

- Let to Martin McColl Limited on a 20 year lease until 2032
- Six Week Completion Period Available
- 2% per annum compounded fixed rental increases



Location

Miles: 6 miles north-west of Bradford
15 miles north-west of Leeds
Roads: A650, A6177, M606 (Junction 3)
Rail: Bingley Rail Station
Air: Leeds Bradford International Airport

Situation

Bingley is a busy market town situated on the River Aire. The property has a prominent corner location in a densely populated area on the north side of Mornington Road at its junction with Percy Street, within close proximity to Priestthorpe Primary School.

Description

The property, an attractive end of terrace building, comprises ground floor retail accommodation and basement ancillary accommodation. The upper floors comprise a self-contained four room flat. The entire property benefits from a recent refurbishment programme.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Retail	138.17 sq m	MARTIN MCCOLL LIMITED (1)	20 years from 08/05/2012 until 2032 on a full repairing and insuring lease	£23,000	08/05/2012 and 5 yearly (2)
Ground	Retail	(1,494 sq ft)				
First	Residential					
Second	Residential					

Total Commercial Floor Area	138.17 sq m	(1,494 sq ft)	£23,000
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- (1) For the year ending 27th November 2011, Martin McColl Limited reported a turnover of £380,485,000, a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. (Source www.riskdisk.com (15/01/2013))
- (2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.

For further details please contact:

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