

65 Newborough Scarborough, North Yorkshire YO11 1ET

Virtual Freehold Retail Investment

- Let to J D Williams & Co Limited (pre-tax profit £86.7m and net worth of £303.9m)
- Town centre location
- Nearby occupiers include Lloyds TSB Bank, William Hill and Barclays Bank
- Six Week Completion

lot 22

Rent
£37,500
per annum
exclusive



Location

Miles: 35 miles north-east of York
58 miles north-east of Leeds
36 miles south-east of Middlesbrough
Roads: A1(M), A170, A64
Rail: Scarborough Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated on the north side of Newborough in a busy trading position between the junctions with Queen Street and St Nicholas Street. Scarborough is a famous seaside town known as the "Brighton of the North" and being the largest holiday resort on the Yorkshire coast. Nearby retailers include William Hill, Barclays Bank and Lloyds TSB Bank.

Description

The property comprises ground floor retail accommodation and basement ancillary accommodation.

Tenure

Virtual Freehold. Held from Camore Properties Ltd for a term of 999 years from 19th May 2005 at a fixed rent of £125 per annum exclusive.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	222.93 sq m (2,399 sq ft)	J D WILLIAMS & CO LIMITED	10 years from 22/11/2004 on a full repairing and insuring lease	£37,500	21/11/2014
Basement	Ancillary	38.00 sq m (409 sq ft)				
Totals		260.93 sq m (2,808 sq ft)			£37,500	

(i) J D Williams & Company Limited is the UK's leading direct home shopping company, operating over 20 successful catalogue brands. (www.jdwilliams.co.uk) For the year ending 03/03/2012, J D Williams & Company Limited reported a turnover of £707,896,000, pre-tax profits of £86,767,000 and a total net worth of £303,989,000. (Source: www.riskdisk.com 12/06/2013)

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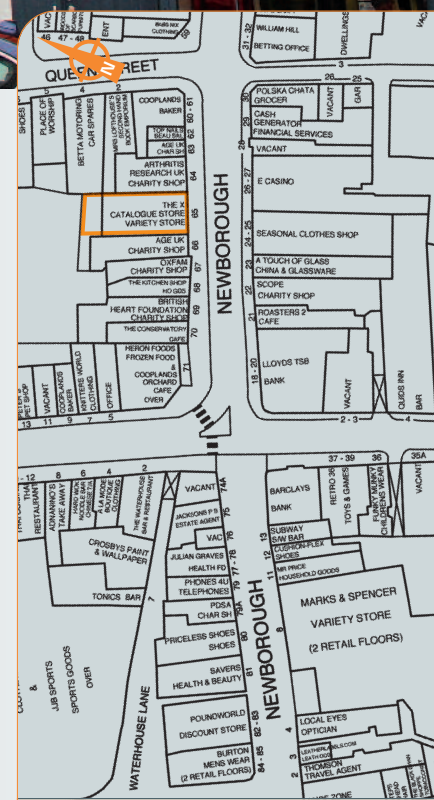
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