

84-86 Gelderd Road Leeds, West Yorkshire LS12 6HD

lot 15

Prominent Freehold Roadside Site

- Majority sub-let to Enterprise Rent-a-Car UK Limited with 8 years unexpired
- Prominent arterial road location 2 miles south-west of Leeds city centre
- Advertising hoarding let to Clear Channel on a 5 year lease from 25/09/2009
- Mixed industrial and commercial area with nearby occupiers including Big Yellow, Toyota/Lexus, City Electrical Factors and Arco
- Six Week Completion

Rent
£32,495
per annum
exclusive

On the Instructions of
Joint LPA
Receivers **ZC ZOLFO COOPER**

Location

Miles: 2 miles south-west of Leeds city centre
195 miles north of London
Roads: A58, M621 (Junction 1)
Rail: Leeds
Air: Leeds Bradford Airport

Situation

The property is situated in a prominent roadside location on the northern side of Gelderd Road (A58) with additional frontage to Whitehall Road and Copley Hill.

Description

The property comprises a plot of land of approximately 0.145 Hectares (0.358 Acres) upon which Enterprise Rent-a-car have constructed a single storey office and hand car wash facility with 32 car parking spaces. The frontage to Whitehall Road has 3 x 48 sheet advertising hoardings operated by Clear Channel.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of CP Holder, KJ Coates and AC O'Keefe as Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

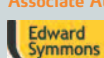
Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Site	0.18 Hectares (0.44 Acres)	OK DINER LTD (1) (sub-let to Enterprise Rent-a-Car UK Ltd) (2)	25 years from 14/10/1996 until 13/10/2021	£28,895	14/10/2016
Advertising Hoarding		CLEAR CHANNEL UK LTD (3)	5 years from 25/09/2009	£3,600	(24/09/2014)
Totals	0.18 Hectares 0.44 Acres			£32,495	

- (1) The lease to OK Diner Ltd is guaranteed by City Centre Restaurants plc (now vested in The Restaurant Group plc). For the year ending 30th December 2012, The Restaurant Group plc reported a turnover of £532,541,000, pre-tax profits of £64,561,000 and a total net worth of £157,415,000. (Source: www.riskdisk.com 18/09/2013)
- (2) For the year ending 31st July 2012, Enterprise Rent-a-Car UK Ltd reported a turnover of £398,317,731, pre-tax profits of £13,819,253 and a total net worth of £141,455,022. (Source: www.riskdisk.com 13/09/2013)
- (3) For the year ending 31st December 2011, Clear Channel UK Ltd reported a turnover of £134,336,000, pre-tax profits of £5,800,000 and a total net worth of £77,287,000. (Source: www.riskdisk.com 18/09/2013)

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