

lot 26

Rent
£440,000
per annum
exclusive

14/16 Kirkgate Wakefield, West Yorkshire WF1 1SP

Majority Freehold Retail Investment

- Entirely let to BHS plc until 2024
- Pedestrianised City Centre location
- Secondary frontage and access inside the Ridings Shopping Centre
- Approximately 3,521.60 sq m (37,907 sq ft)
- Neighbouring occupiers include Marks & Spencer, TK Maxx, Boots the Chemist and Santander

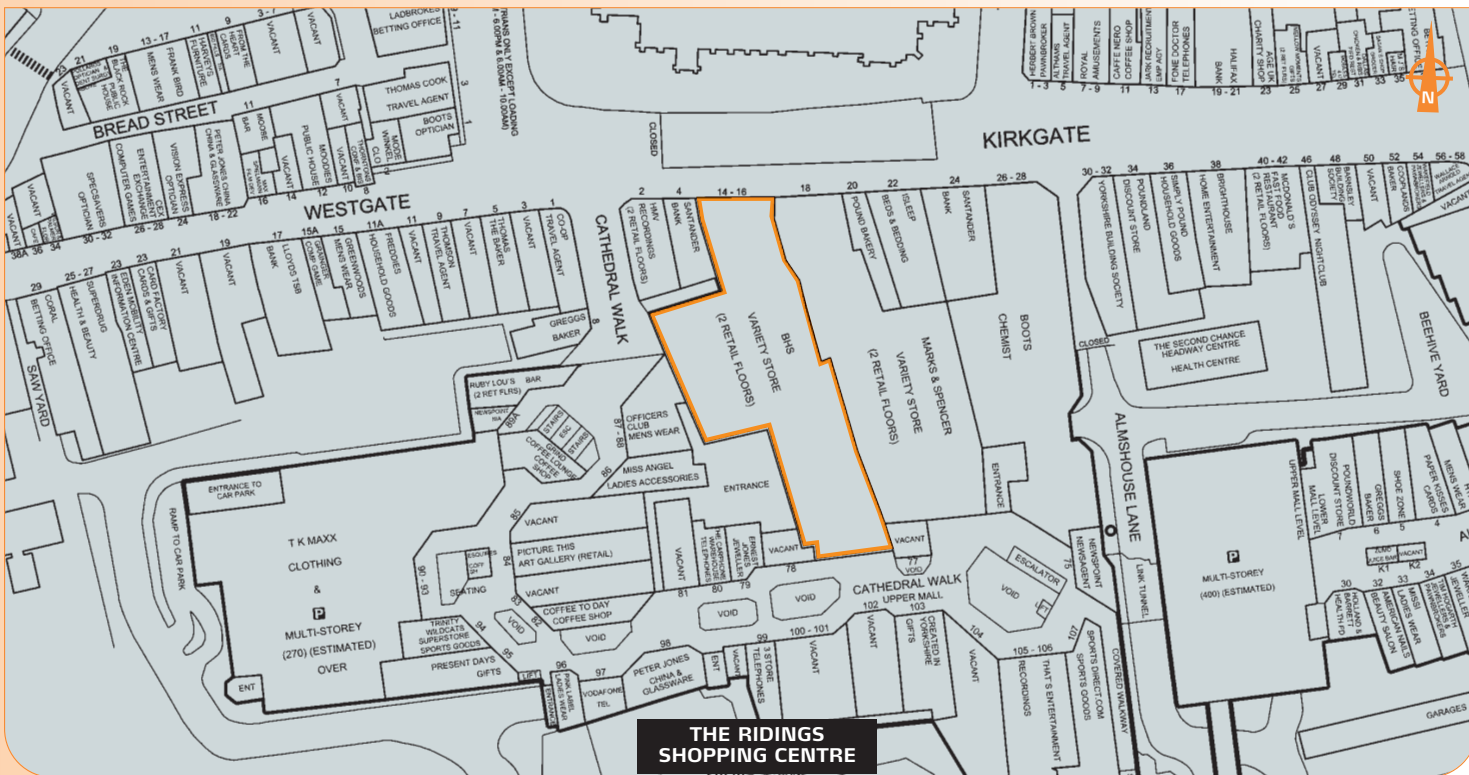


On behalf of Julian
Clarke and Matthew
Nagle Acting as Joint
LPA Receivers



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The entrance to The Ridings Shopping Centre

Location

Miles: 8 miles south of Leeds
5 miles east of Dewsbury
Roads: M1, M62, A1
Rail: Wakefield Westgate Rail, Wakefield Kirkgate
Air: Leeds Bradford Airport

Situation

The property is situated on the south side of Kirkgate, in a prime pedestrianised retail pitch, directly opposite Wakefield Cathedral. The Cathedral Walk entrance to the major Ridings Shopping Centre is some 30 metres west, and the property benefits from secondary frontage within the shopping centre.

Description

The property comprises a substantial department store with retail sales on the ground and first floors, together with ancillary accommodation in the basement and on the second floor.

Tenure

Majority Freehold. A small part to the rear, providing access to The Ridings Shopping Centre, is held on a 99 year lease from 17th October 1983 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of 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

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	197.80 sq m	(2,129 sq ft)	BRITISH HOME STORES PLC (i)	25 years from 29/09/1999 until 29/09/2024 on a full repairing and insuring lease	£440,000	29/09/2014 & 5 yearly
Ground	Retail	1,719.90 sq m	(18,513 sq ft)				
First	Retail and Ancillary	1,510.70 sq m	(16,261 sq ft)				
Second	Ancillary	93.20 sq m	(1,004 sq ft)				
Totals		3,521.60 sq m	(37,907 sq ft)			£440,000	

(i) For the year ending 25th August 2012, BHS Limited reported a turnover of £699,769,000 (Source: www.riskdisk.com 07/11/2013). BHS Limited operate from 179 stores throughout the United Kingdom.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Savills
33 Margaret Street, London W1G 0JD.
Tel: +44 (0)20 7409 8745.
Email: jlovell@savills.com
Ref: Jeremy Lovell.



Solicitors:

TLT LLP
One Redcliff Street, Bristol BS1 6TP
Tel: +44 (0)117 917 7777.
Email: philip.collis@tltsolicitors.com
Ref: Philip Collis