

50-54 Southgate Halifax, West Yorkshire HX1 1DL

Freehold Retail Investment

- Two Retail Units let to Overgate Hospice and TIA Greyhound and Lurcher Rescue
- Town Centre Location opposite entrance to Westgate Shopping Arcade
- Close to the pedestrianised Shopping

- Precinct and Woolshops Shopping Centre
- Nearby occupiers include Santander, Halifax, William Hill, Domino's and Caffe Nero
- Potential Development Opportunities (subject to consents)

lot 54

Rent
£38,250
per annum
exclusive



Location

Miles: 9 miles south-west of Bradford
15 miles south-west of Leeds
30 miles north-east of Manchester
Roads: M62 (Junction 24), A629, A58
Rail: Halifax Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated within Halifax town centre on the western side of Southgate opposite an entrance to the Westgate Shopping Arcade. The property is within close proximity of the pedestrianised shopping precinct and the Woolshops Shopping Centre which houses retailers such as Topshop, Marks and Spencer, Greggs and Boots.

Other nearby occupiers include Santander, Halifax, William Hill, Domino's, Sports Direct and Caffe Nero.

Description

The property comprises two ground floor retail units, with storage accommodation on first and second floors accessed via a central staircase. Both units also benefit from basement accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

No	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
50	Ground	Retail	75.80 sq m (816 sq ft)	OVERGATE HOSPICE (1) (2)	10 years from 13/03/2007	£23,250	(12/03/2017)
	First	Storage	56.95 sq m (613 sq ft)				
	Second	Storage	20.44 sq m (220 sq ft)				
54	Ground	Retail	77.11 sq m (830 sq ft)	TIA GREYHOUND AND LURCHER RESCUE (3)	9 years from 01/01/2010 (4)	£15,000	01/01/2016 (31/12/2018)
	First	Storage	49.05 sq m (528 sq ft)				
	Second	Storage	19.79 sq m (213 sq ft)				
Totals			299.14 sq m (3,220 sq ft)			£38,250	

(1) Overgate Hospice is a registered charity providing specialist palliative care for people living with a life limiting illness and currently operate 10 shops. (Source: www.overgatehospice.org.uk 16/04/2014)

(2) The first and second floors of 50 Southgate are subject to a schedule of condition, as per the lease.

(3) TIA Greyhound and Lurcher Rescue provide the largest greyhound rescue/home finding sanctuary in the North of England offering a home to up to 100 greyhounds at any one time and operate ten charity shops (Source: www.tiagreyhounds.org 16/04/2014)

(4) The lease to TIA Greyhound and Lurcher Rescue provides a tenant option to determine on the sixth anniversary of the lease.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

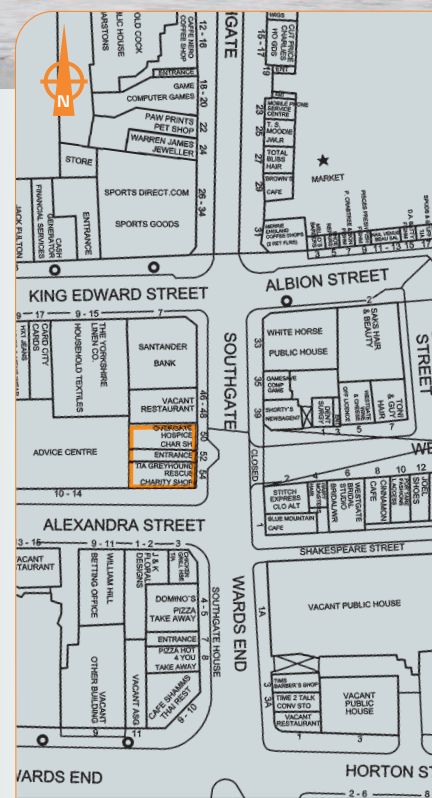
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:



Solicitors:

Kerman & Co LLP
200 Strand, London WC2R 1DJ.
Tel: +44 (0)20 7539 7287.
Email: ian.ogus@kermanco.com
Ref: Mr Ian Ogus.



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