

lot 38

Wilko, Crackenedge Lane Dewsbury, Kirklees, West Yorkshire WF13 1PT

Rent
£160,000
per annum
exclusive

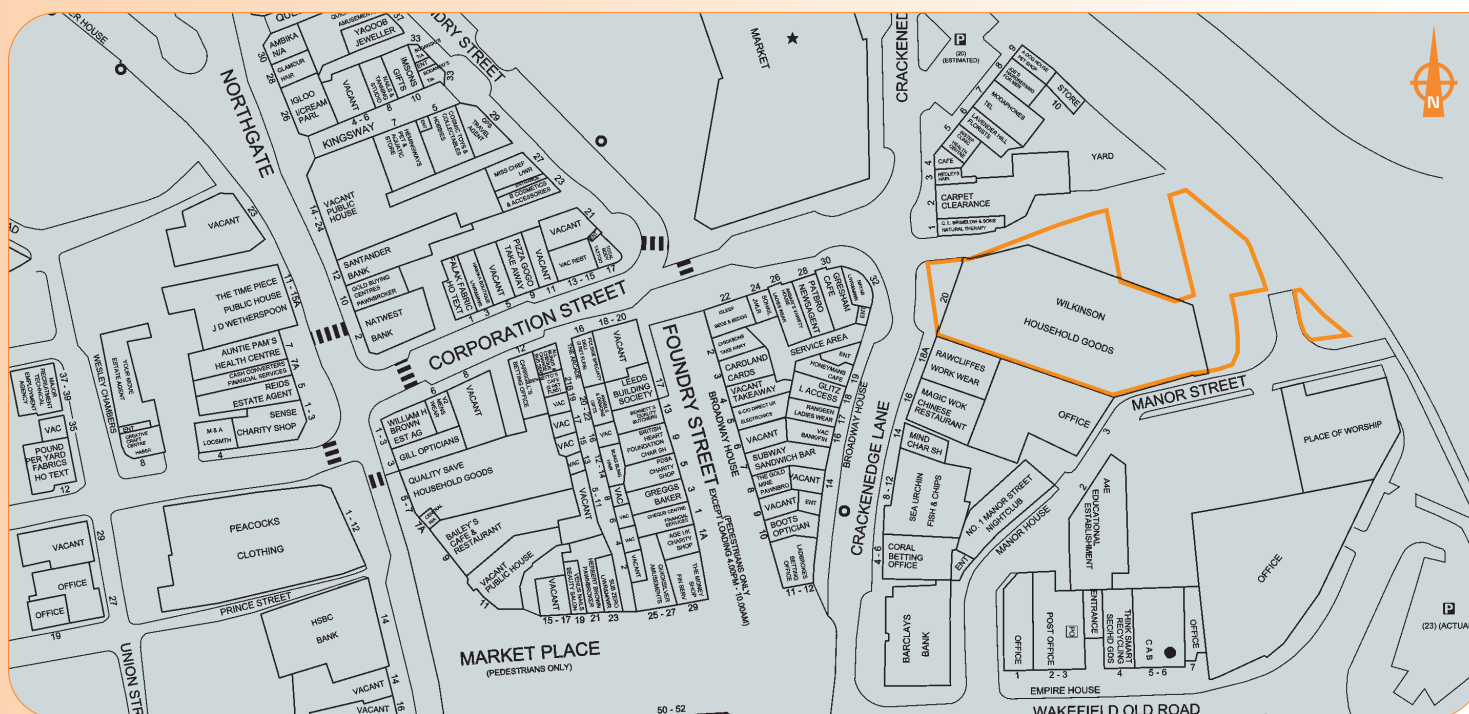
Freehold Retail Investment

- Entirely let to Wilko Retail Limited (formerly Wilkinson Hardware Stores Limited) until 2022
- Substantial corner unit within heart of busy market town
- Nearby occupiers include Barclays, Coral Betting, Ladbrokes and Boots Opticians



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Location

Miles: 9 miles south-west of Leeds
10 miles south-east of Bradford
Roads: A638, A644, M1 (junction 40), M62 (junction 25)
Rail: Dewsbury Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated within the town centre on the eastern side of Crackenedge Lane at its junction with Corporation Street. The property is within close proximity to the Prince of Wales Shopping Centre with other nearby occupiers including Barclays, Coral Betting, Ladbrokes and Boots Opticians.

Description

The property comprises retail and ancillary accommodation on the ground floor, with staff and storage accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	1,411.65 sq m (15,195 sq ft)	WILKO RETAIL LIMITED (1)	20 years from 04/03/2002 until 03/03/2022 on a full repairing and insuring lease	£160,000	04/03/2017
First	Ancillary	413.32 sq m (4,449 sq ft)	FORMERLY WILKINSON			
Second	Ancillary	28.99 sq m (312 sq ft)	HARDWARE STORES LIMITED			
Totals		1,853.96 sq m (19,956 sq ft)			£160,000	

(1) Founded in 1930, Wilko now has over 370 stores worldwide (Source: <http://corporate.wilko.com> 14/11/2014). For the year ending 1st February 2014, Wilko Retail Limited reported a turnover of £1,462,843,000, a pre-tax profit of £27,612,000 and a total net worth of £248,295,000. (Source: www.riskdisk.com 14/11/2014)

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