

lot 19**40 Yorkshire Street
Rochdale, Lancashire OL16 1JN****Rent
£32,500
per annum
exclusive****Freehold Retail Investment**

- Prime pedestrianised town centre location
- Entirely let to Coral Racing Limited on a recent 10 year lease until 2024 (subject to option)
- Nearby occupiers include W H Smith, Boots the Chemist, Marks & Spencer and Thorntons
- Prominently situated opposite the Rochdale Exchange Shopping Centre

**On behalf of
a Major Fund****Location**

Miles: 14 miles north of Manchester
35 miles south-west of Leeds
70 miles north-west of Sheffield
Roads: A627, M66, M60, M62 (Junction 20)
Rail: Rochdale Railway Station
Air: Manchester Airport

Situation

The property is prominently situated on the east side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. The property benefits from being situated opposite the entrance to Rochdale Exchange Shopping Centre with occupiers including W H Smith and Boots the Chemist. Other nearby occupiers include Marks & Spencer, Thorntons, JD Sports and Greggs.

Description

The property comprises a ground floor retail unit with ancillary accommodation on 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	106.20 sq m	(1,143 sq ft)	CORAL RACING LIMITED (1)	10 years from 27/11/2014 on a full repairing and insuring lease (2)	£32,500 (3)	27/11/2019
First	Ancillary	84.11 sq m	(905 sq ft)				
Second	Ancillary	37.60 sq m	(404 sq ft)				
Totals		227.91 sq m	(2,452 sq ft)			£32,500 (3)	

(1) For the year ending 28/09/2013, Coral Racing Limited reported a turnover of £628,179,000, pre-tax profits of £81,627,000 and a total net worth of £93,510,000. (Source: www.riskdisk.com 02/02/2015)

(2) The lease provides a tenant only option to determine on the sixth anniversary of the term commencement date.

(3) For the purposes of clarification, Coral Racing Limited is currently benefitting from a rent free period due to expire on 27th May 2015. The seller has agreed to adjust the completion monies so that the unit will effectively produce £32,500 p.a.x. from completion of the sale.

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**Seller's Solicitors:**

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