

lot 57

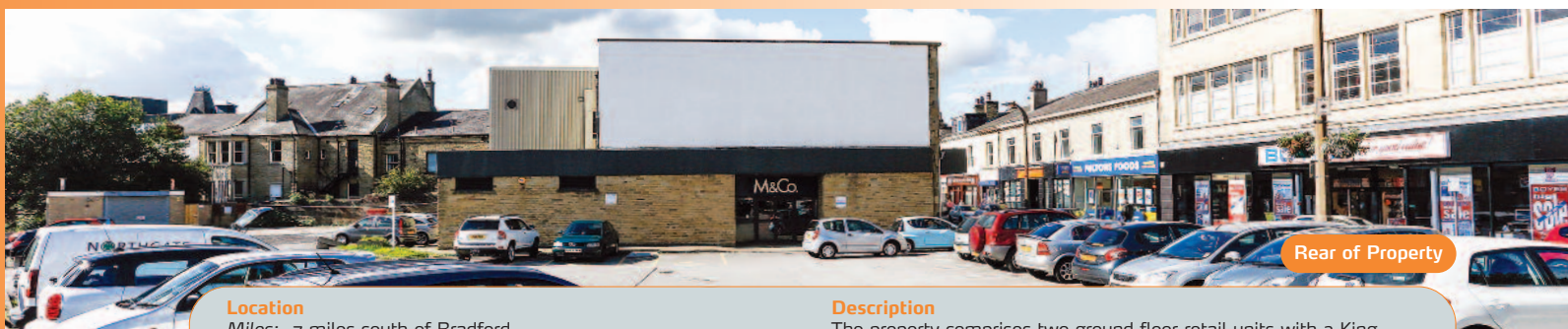
2 King Street & 20/22 Bradford Road
Brighouse, West Yorkshire HD6 1RW

Rent
£108,001
per annum
exclusive

Freehold Retail Investment with
Development Opportunity

- 83% Income secured by Mackays Stores Limited
- Prominent corner position in Town Centre
- Nearby occupiers include Lloyds, Yorkshire Bank, Greggs and Oxfam

- Approximate site area of 0.28 hectares (0.71 acres)
- Substantial site at rear with development potential (subject to consents)



On the Instructions of
The co-operative estates

Location

Miles: 7 miles south of Bradford
16 miles south-west of Leeds
33 miles north-west of Sheffield
Roads: A644, A641, M62 (Junctions 25)
Rail: Brighouse Rail
Air: Leeds Bradford Airport

Situation

The property is situated in Brighouse Town Centre on the southern side of the King Street, at its junction with Bradford Road. Nearby occupiers include Lloyds, Yorkshire Bank, Greggs and Oxfam. The rear of the property fronts Lawson Road.

Description

The property comprises two ground floor retail units with 2 King Street benefiting from first floor ancillary accommodation. In addition there are two self-contained first floor office units, one of which is immediately above 20/22 Bradford Road and the other accessible from King Street. To the rear of the property fronting Lawson Street/King Street is a large site comprising a car park for approximately 30 cars and a former petrol station forecourt, both of which are offered with vacant possession (subject to shared rights of access) and provide development potential (subject to planning consent).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
2 King Street	Ground	Retail	703 sq m	MACKAYS STORES LIMITED(1)	10 years from 25/12/2009	£90,000	24/12/2019
	First (Part)	Ancillary	137.65 sq m				
2 King Street	First (Part)	Office	183.24 sq m	VACANT POSSESSION			
20/22 Bradford Road	Ground	Retail	45.33 sq m	INDIVIDUAL (t/a Park Row Hair and Beauty) (2)	5 years from 04/10/2011	£12,001 (3)	(03/10/2016)
20 A/B Bradford Road	First	Office	94.66 sq m	INDIVIDUAL (t/a Park Row Hair and Beauty) (2)	5 years from 04/10/2011	£6000	(03/10/2016)
Totals			1,163.88 sq m			£108,001	

(1) For the year ending February 2014, Mackays Stores Limited reported a turnover of £158,289,000, pre-tax profits of £2,026,000 and a total net worth of £66,531,000. (Source: www.riskdisk.com/8/09/2015)
(2) Park Row Hair and Beauty is a contemporary and professional salon established in 1998 in the heart of Brighouse (http://parkrowhairandbeauty.com 18/09/2015)
(3) The rent for 20 Bradford Road is £12,000 p.a. There is an additional lease for the bin store on the same lease terms for £1 p.a.

For further details please contact:

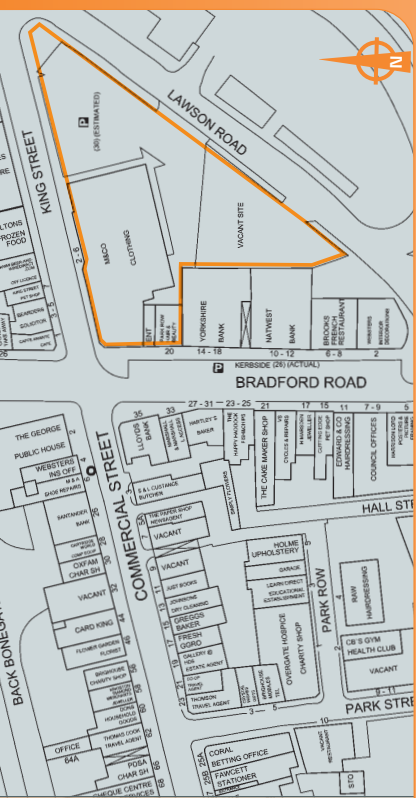
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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