

lot 14

41/43 Kirkgate, Wakefield
West Yorkshire WF1 1HX

Rent
£69,000
per annum
exclusive
increasing to
£90,934
in 2023

Freehold Public House Investment

- Let to J D Wetherspoon until 2032 (subject to option)
- Prominent town centre location
- Fixed rental uplifts every 5 years
- Nearby occupiers include Iceland, Halifax, Betfred, McDonald's, Marks & Spencer and Boots the Chemist



Location

Miles: 13 miles south of Leeds
20 miles north-east of Doncaster
30 miles north of Sheffield
Roads: M1, M62, A638, A642
Rail: Wakefield Kirkgate Rail
Air: Leeds Bradford Airport

Situation

The property is situated on the eastern side of the busy Kirkgate pedestrianised High Street close to the junction with Westmorland Street. Nearby occupiers include Iceland, Halifax, Betfred, McDonald's, Marks & Spencer and Boots the Chemist.

Description

The property comprises a PUBLIC HOUSE on the ground floor and ANCILLARY ACCOMMODATION on the first floor.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	311.44 sq m (3,352 sq ft)	J D WETHERSPOON PLC (1)	34 years from 24/06/1998 until 2032 on a full repairing and insuring lease (2)	£69,000 (3)	5 yearly
First	Ancillary	311.44 sq m (3,352 sq ft)				
Totals					£69,000	

- (1) For the year ending 26th July 2009 J D Wetherspoon plc reported a turnover of £95,119,000, pre-tax profits of £45,029,000 and a total net worth of £162,835,000. (Source: www.riskdisk.com 20/09/2010) Over the past 30 years, J D Wetherspoon has won hundreds of national and regional awards, acknowledging excellence in all aspects of the business. (Source: www.jdwetherspoon.co.uk)
- (2) The lease provides for a tenant's option to determine the lease on the 30th anniversary of the term on giving at least six months' written notice.
- (3) There are fixed rental uplifts in the lease to £78,690 p.a.x. in 2013, £84,592 p.a.x. in 2018 and £90,934 p.a.x. in 2023.

For further details please contact:

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