

60-64 High Street Starbeck, Harrogate, North Yorkshire HG2 7JE

lot 56

Freehold Retail Investment

- Ground floor let to Martin McColl Limited until 2023 (no breaks)
- Prominent corner position on busy High Street (A59) some 1.5 miles north-east of Harrogate town centre
- Minimum rental increase to £44,800 in 2018
- Nearby occupiers include Lloyds Pharmacy, The Co-operative Food, Post Office and William Hill

Rent
£39,600 per
annum
exclusive



Location

Miles: 18 miles north of Leeds
18 miles west of York
Roads: A1(M), A59, A61, A661
Rail: Starbeck Railway Station
Air: Leeds Bradford Airport

Situation

Harrogate is a highly affluent, attractive and popular tourist spa town situated some 17 miles north of Leeds. The property is situated on the south side of High Street Starbeck (A59), a busy arterial route some 1.5 miles north-east of Harrogate town centre and at its junction with Forest Avenue. Nearby occupiers include Lloyds Pharmacy, The Co-operative Food, Post Office and William Hill.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

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/ (Reversion)
Ground	Retail/ Ancillary	415.26 sq m (4,470 sq ft)	MARTIN MCCOLL LIMITED (1)	15 years from 07/11/2008 on a full repairing and insuring lease	£39,600	07/11/2018 (06/11/2023)
First	Ancillary	267.02 sq m (2,874 sq ft)	BATES & HEMINGBOROUGH	250 years from completion of the Sale	Peppercorn	
Totals		682.28 sq m (7,344 sq ft)			£39,600 Rising to a minimum of £44,800 p.a.x. in 2018	

(1) For the year ending 30th November 2014, Martin McColl Limited reported a turnover of £462,850,000, pre-tax profits of £27,947,000 and a total net worth of £80,309,000. (Source: www.riskdisk.com 18/04/2016)

(2) The lease provides for the rent to be increased on 7th November 2018 to the greater of £44,800 p.a.x. or "Market Rent".

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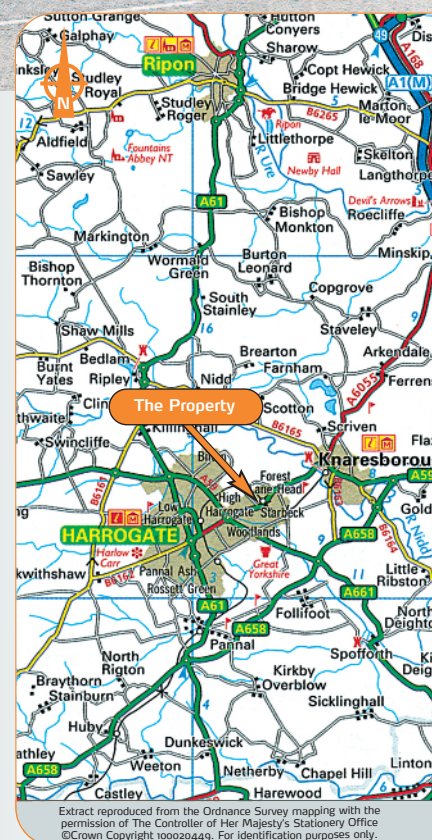
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